



Musgrave Gardens, Gilesgate, DH1 1PN
3 Bed - House - Semi-Detached
£900 Per Calendar Month

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* THREE BEDROOM SEMI DETACHED HOUSE *
 GENEROUS PLOT IN A CUL-DE-SAC POSITION * WALKING
 DISTANCE TO DURHAM CITY, AMENITIES & TRANSPORT
 LINKS * WELL PRESENTED AND SPACIOUS * DOUBLE
 GLAZING & GCH * GARDENS & PARKING * SOUTHERLY
 REAR ASPECT * MUST BE VIEWED *

Briefly comprises: hallway, comfortable lounge with patio doors
 to the rear garden, kitchen breakfast room, rear porch and
 cloak/wc. The first floor has three bedrooms and bathroom/wc.

Gilesgate is an immensely popular village, boasting a prime
 location for those who enjoy leisurely walks to Durham City and
 along the riverside. Furthermore, its close proximity to the train
 station and the A690, offering access to the A1(M), makes it
 an excellent choice for commuters.

Within this charming village, you'll find a variety of local
 amenities such as shops, a convenience store, a welcoming
 public house, and a selection of take-away restaurants. For a
 broader shopping experience, the Dragonville retail park is just
 a short distance away, featuring numerous shops, a
 supermarket, and a petrol station. Additionally, Durham City
 centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools,
 including Durham Free School, Durham Gilesgate Primary
 School, and St Hild's C of E Primary School. Moreover,
 residents have the advantage of access to Durham Johnston
 and St Leonard's Catholic School.

Council Tax Band - B Annual Cost - £1,984

EPC Rating - E

BOND £900 | MINIMUM 6 MONTHS TENANCY

Specifications - Professionals Only, No Smokers and Pets
 Considered (Additionally £25pcm for Pet Rent)

Required Earnings: Tenant Income - £32,400 Guarantor Income
 (If Required) - £32,400

GROUND FLOOR

Hallway

Lounge

16'0 x 11'6 (4.88m x 3.51m)

Kitchen Diner

12'6 x 9'2 (3.81m x 2.79m)

WC

FIRST FLOOR

Bedroom

9'6 x 8'6 (2.90m x 2.59m)

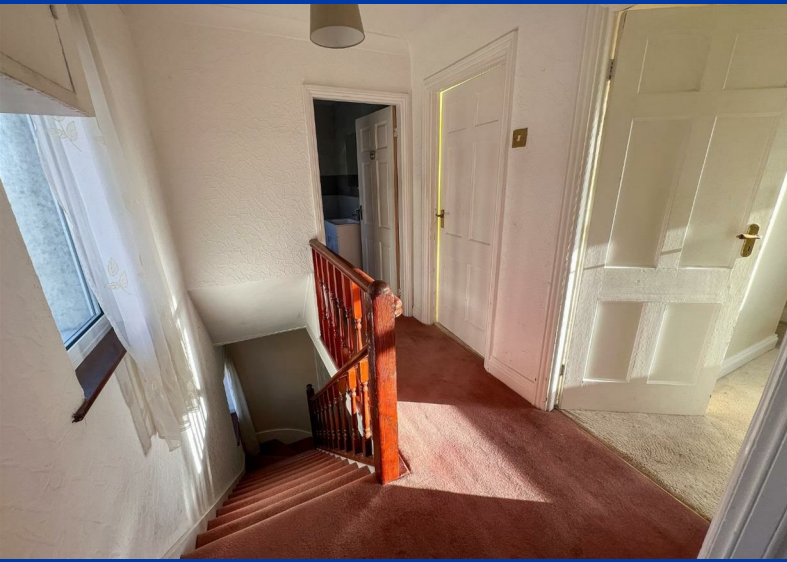
Bedroom

11'3 x 9'2 (3.43m x 2.79m)

Bedroom

9'1 x 6'1 (2.77m x 1.85m)

Bathroom/WC



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Musgrave Gardens

Approximate Gross Internal Area
797 sq ft - 74 sq m



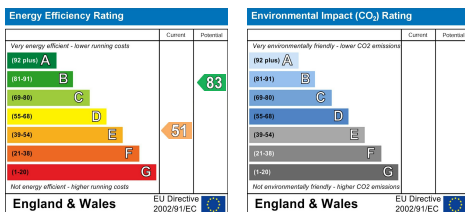
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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