



Magdalene Street, Gilesgate, DH1 1LG
2 Bed - House - Terraced
£175,000

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Walking Distance to City ** Upgrading Required ** Pleasant
Position ** GCH Via Combination Boiler ** Rear Garden **

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.
£1701p.a

Energy Rating: D

The floor plan comprises; entrance hallway, lounge, kitchen and
downstairs bathroom. The first floor has two bedrooms.

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.

Disclaimer: The preceding details have been sourced from the
seller and OnTheMarket.com. Verification and clarification of
this information, along with any further details concerning
Material Information parts A, B & C, should be sought from a
legal representative or appropriate authorities. Robinsons
cannot accept liability for any information provided.

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 Johnstone
and St Leonard's Catholic School.

GROUND FLOOR

Hallway

Lounge

12'09 x 12'04 (3.89m x 3.76m)

Kitchen

10'06 x 7'10 (3.20m x 2.39m)

Bathroom

7'10 x 5'01 (2.39m x 1.55m)

FIRST FLOOR

Bedroom

12'11 x 9'04 (3.94m x 2.84m)

Bedroom

9'09 x 6'05 (2.97m x 1.96m)

Agent Notes

Electricity Supply: Mains

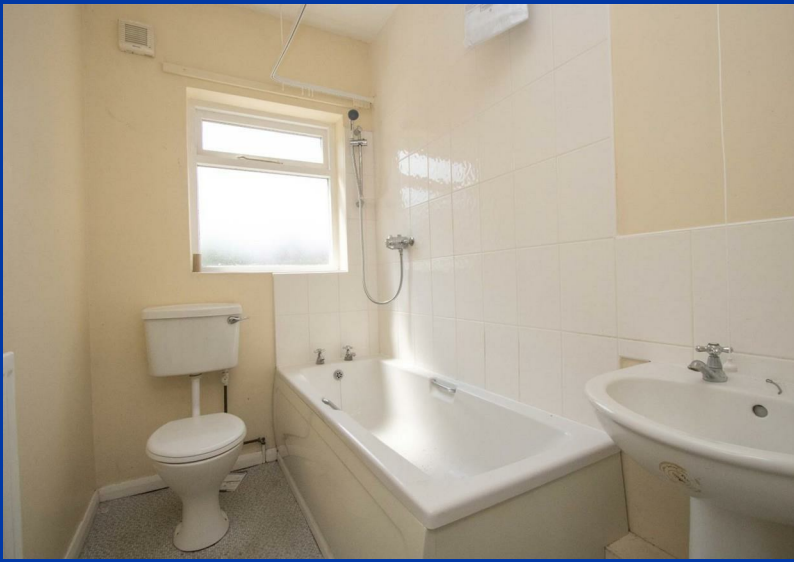
Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast
1800Mbps

Mobile Signal/Coverage: Good to Average



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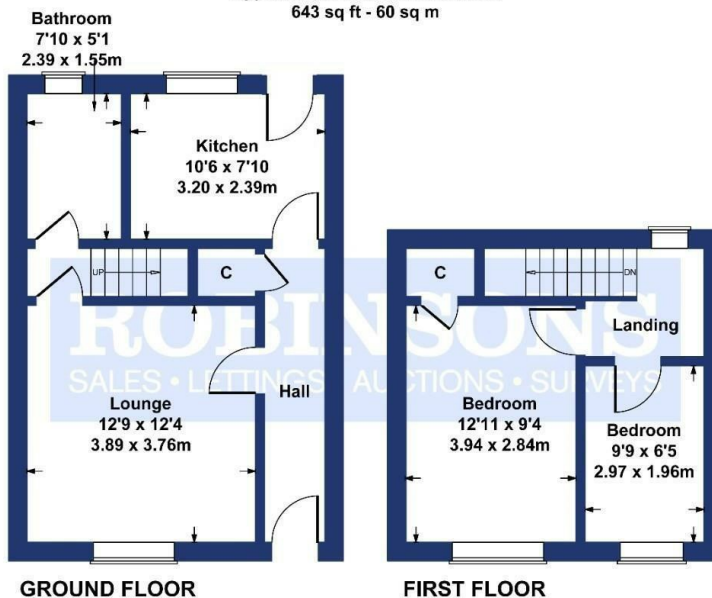
Strategic Marketing Plan

Dedicated Property Manager

Magdalene Street

Approximate Gross Internal Area

643 sq ft - 60 sq m



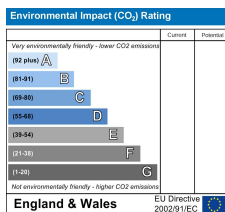
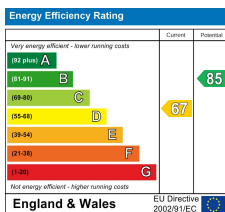
GROUND FLOOR

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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