



**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 \*\*

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.

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.

## 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

Tenure: Freehold

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

Energy Rating: D

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.



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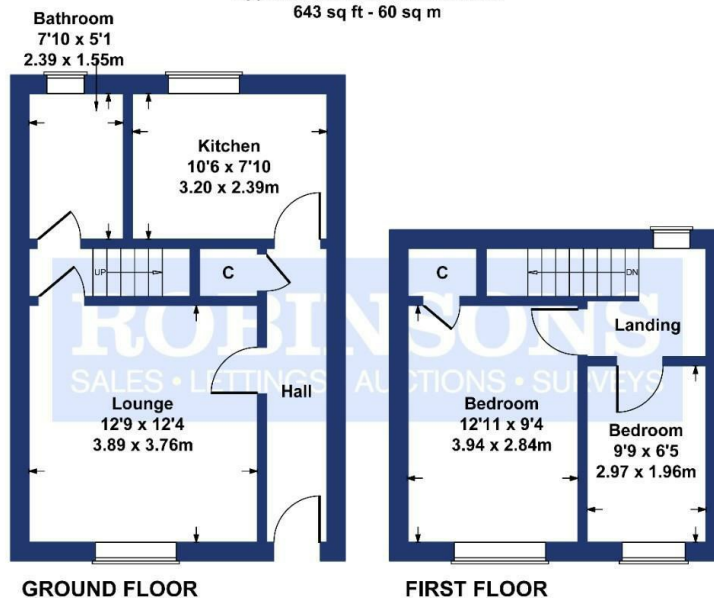
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## Magdalene Street

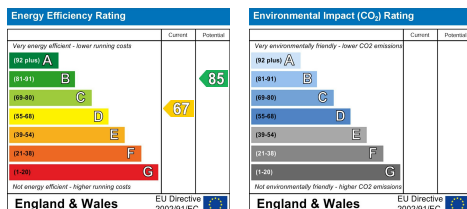
Approximate Gross Internal Area  
643 sq ft - 60 sq m



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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