



Musgrave Gardens, Gilesgate, DH1 1PN
3 Bed - House - Semi-Detached
O.I.R.O £170,000

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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 * IDEAL BUY FOR THE FIRST TIME BUYER, FAMILY
OR INVESTOR * 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 Johnstone
and St Leonard's Catholic School.

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

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 10000
Mbps

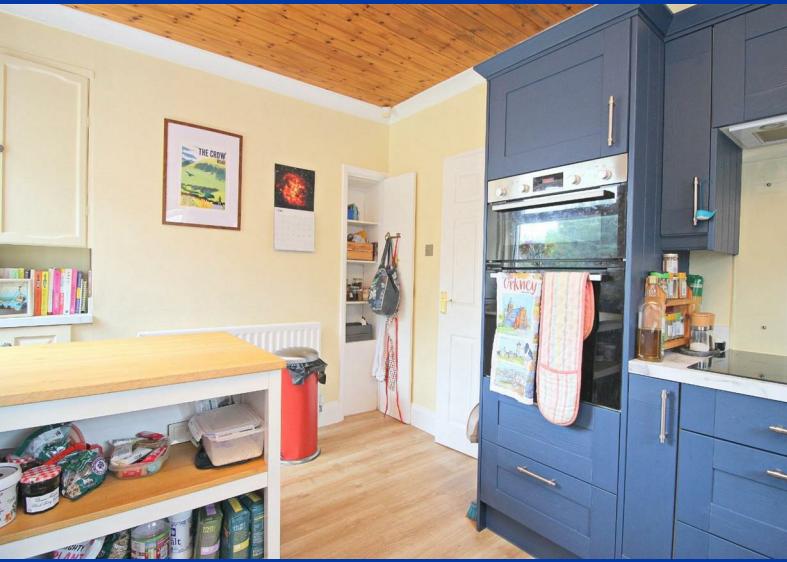
Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984
p.a

Energy Rating: E

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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Strategic Marketing Plan

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Musgrave Gardens

Approximate Gross Internal Area
797 sq ft - 74 sq m



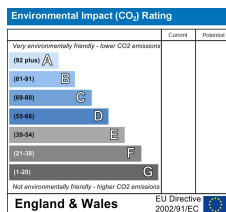
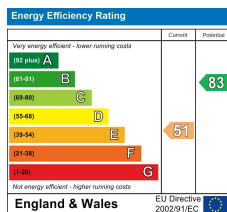
GROUND FLOOR

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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