Magdalene Street, Gilesgate, DH1 1LG
2 Bed - House - Terraced
£150,000

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No Chain & Sold As Seen ** Walking Distance to Durham City ** Requires Full Refurbishment ** Pleasant Position ** Gas Central Heating ** Rear Garden**

Situated in a pleasant and established position within the highly sought-after area of Gilesgate, this two-bedroom home offers excellent potential for buyers looking to create a property tailored to their own tastes and requirements. Benefiting from gas central heating via back boiler and an enclosed rear garden. The property is ideally located within easy walking distance of Durham City Centre.

The accommodation briefly comprises an entrance hallway, comfortable lounge, kitchen. The first floor has two bedrooms and bathroom/WC.

The property is freehold with a flying freehold element due to part of the property extending over the side alley way. The alley way provides access to neighbouring properties who have right of access and the access door is coded entry.

Gilesgate remains one of Durham's most popular residential locations, offering the perfect balance of convenience and community. Residents enjoy easy access to Durham City's historic centre, riverside walks, and a wide range of shopping, dining and leisure facilities. The area is also exceptionally well placed for commuters, with excellent transport links via the A690, A1(M), and Durham Train Station.

A variety of local amenities are available close by, including convenience stores, public houses, takeaways, and everyday services. The nearby Dragonville Retail Park provides further shopping options, a supermarket, and petrol station.

The area is well served by respected schools, including Durham Gilesgate Primary School, Durham Free School, St Hild's Church of England Primary School, Durham Johnston Comprehensive School, and St Leonard's Catholic School.

An excellent opportunity for first-time buyers, investors, or those seeking a project in a highly desirable location.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold, although there is a flying freehold element. Part of the property extends over the side alley way
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating back boiler
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Rights & Easements – side Alley way provides access to neighbouring properties and is accessed via door code
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

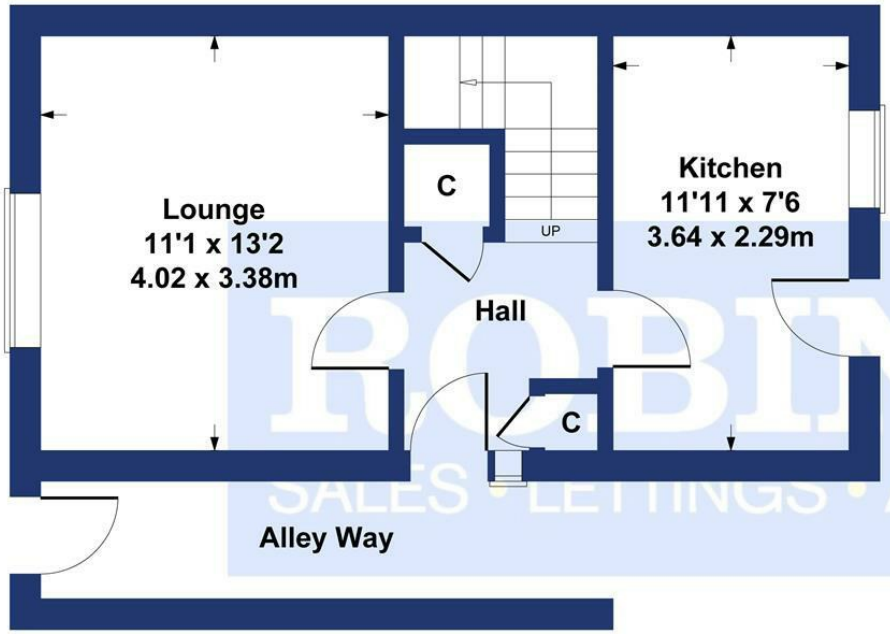
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

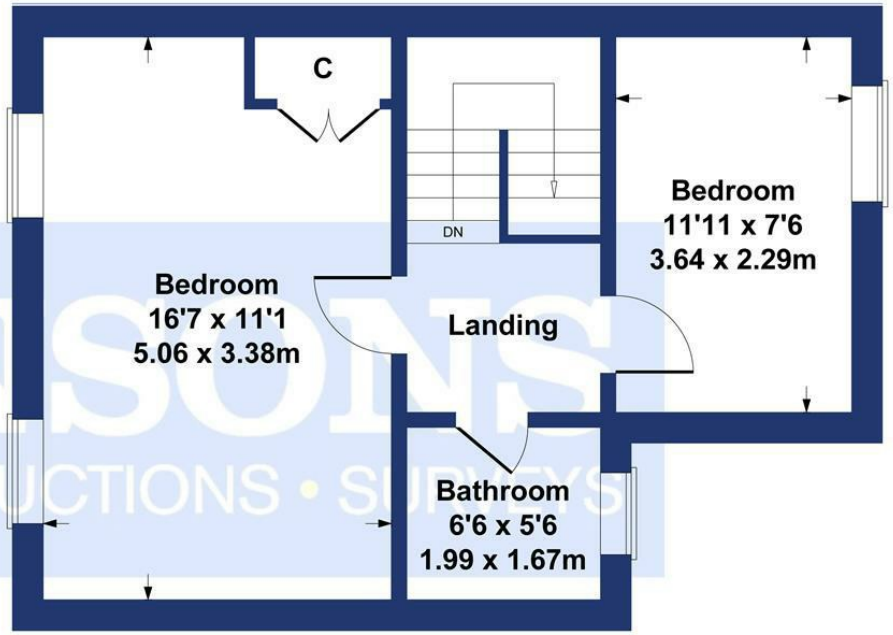
No. 8

Magdalene Streer

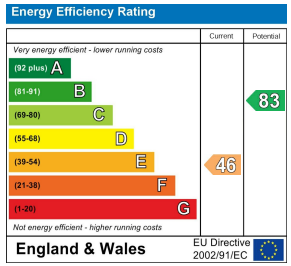
Approximate Gross Internal Area
753 sq ft - 70 sq m



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. 2026

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

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