

South Magdalene, Medomsley, DH8 6RH
3 Bed - House - Semi-Detached
£125,000

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South Magdalene
Medomsley, DH8 6RH

* NO ONWARD CHAIN * VERY SPACIOUS ACCOMMODATION * LARGE L-SHAPED LOUNGE AND DINING ROOM * GENEROUS KITCHEN AND UTILITY AREA * THREE BEDROOMS * PLEASANT GREEN OUTLOOK * FRONT AND REAR GARDENS * IDEAL FOR A VARIETY OF BUYERS *

Offered for sale with no onward chain is this deceptively spacious three bedroom home, enjoying a pleasant position with an attractive outlook across greenery. Offering generously proportioned accommodation, excellent living space and gardens to both the front and rear, the property should appeal to a variety of buyers including first-time purchasers, families and investors.

The floorplan comprises an entrance hallway leading into a fantastic L-shaped lounge and dining room, providing excellent space for everyday family living and entertaining. There is also a spacious fitted kitchen incorporating a useful utility area, offering additional practicality and storage.

To the first floor there are three bedrooms together with a family bathroom/WC.

Externally, the property benefits from gardens to both the front and rear, providing useful outdoor space, while on-street parking is available nearby. The pleasant outlook across surrounding greenery further enhances the appeal of the property.

South Magdalene is situated within Medomsley, a popular village on the outskirts of Consett, offering an attractive balance of countryside surroundings and convenient access to everyday amenities. The village benefits from local facilities, including a primary school, while nearby Consett provides a wider selection of shops, supermarkets, restaurants and leisure facilities. The surrounding countryside offers excellent opportunities for walking and outdoor recreation, with the Derwent Valley and Derwent Walk Country Park within easy reach. Good road connections provide access towards Durham City, Newcastle, Gateshead and Chester le Street, making the location appealing to those commuting throughout the region.





























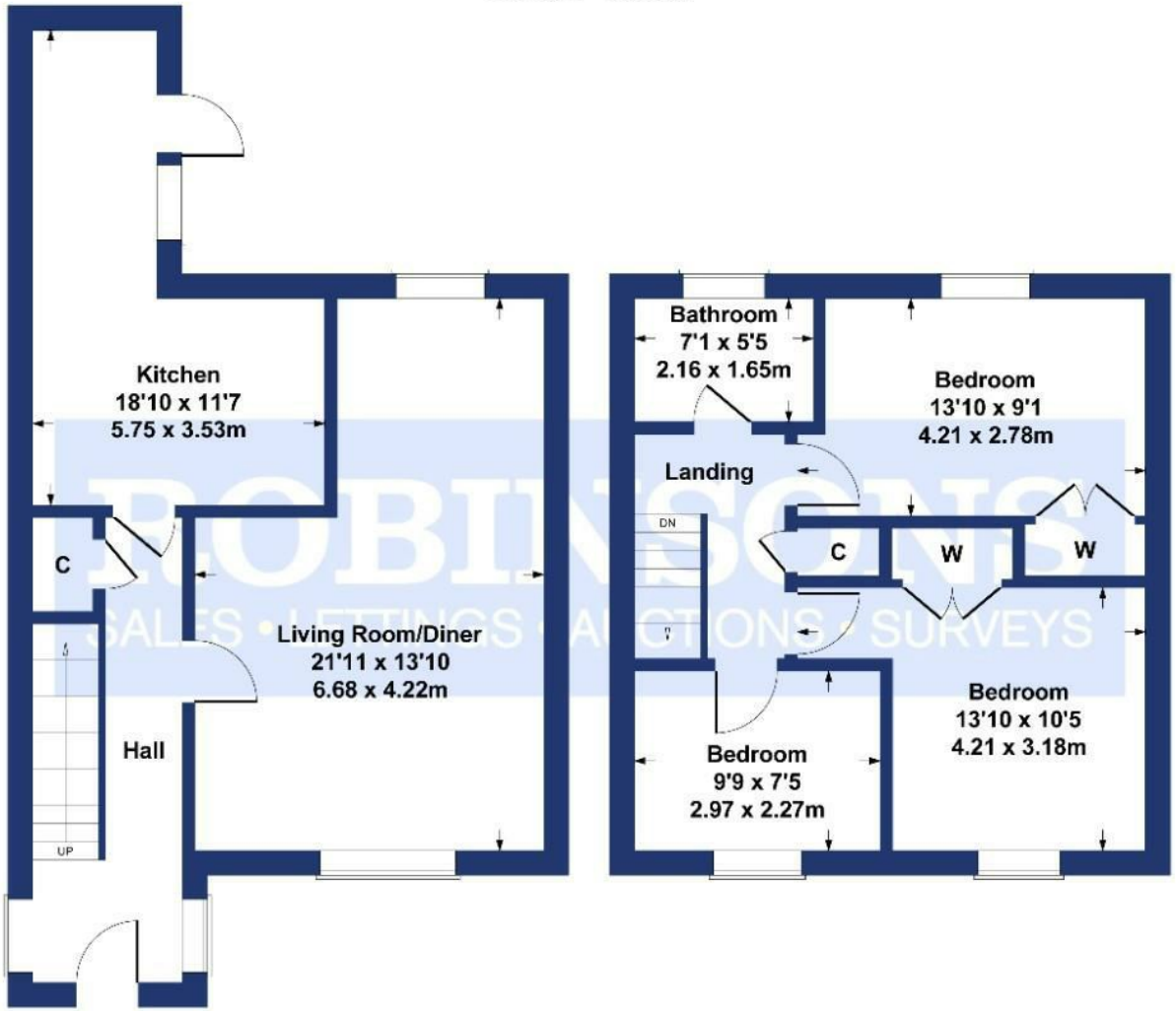
AGENT'S NOTES

Council Tax: Durham County Council, Band A
Tenure: Freehold
EPC B

Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains and solar panels (leased)
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
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 recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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.

South Magdalene

Approximate Gross Internal Area
969 sq ft - 90 sq m

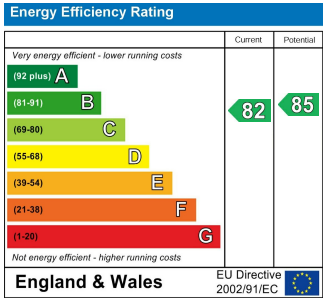


GROUND FLOOR **FIRST FLOOR**

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



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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