



Avenue Street, High Shincliffe, DH1 2PT
2 Bed - House - Mid Terrace
O.I.R.O £230,000

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****Two Bedroom Home in Sought-After High Shincliffe ** Rear Garden & Summer House ** Extended**

Situated in the highly desirable village of High Shincliffe, this well-presented and spacious furnished home offers comfortable accommodation within easy reach of Durham City Centre, local amenities, and picturesque riverside walks.

The property benefits from a welcoming living room, a generous kitchen/dining room ideal for everyday living and entertaining, and a rear conservatory which provides a versatile space suitable as a home office, study, or additional sitting area.

To the first floor are two well-proportioned bedrooms and a modern bathroom suite. A staircase leads to a useful boarded attic space, offering excellent storage facilities.

Externally, the property enjoys an enclosed rear garden, providing a private outdoor space to relax and unwind, together with a convenient parking pull-in area.

AGENT NOTES

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains - metered

Sewerage – Mains

Heating – Gas

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>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

DURHAM

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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.

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