



Avenue House, High Shincliffe, DH1 2PY
4 Bed - House - Semi-Detached
£695,000

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Very Rare Opportunity ** Built Circa 1880 ** Period Style 4/5 Bedroom Home ** Lovely Character & Features ** Pleasantly Situated ** Very Popular Location ** Spacious & Extended ** Versatile Floor Plan ** Large Gardens ** Spacious Driveway Parking ** Good Sized Detached Garage ** Must Be Viewed **

The floor plan comprises: Ground floor; entrance vestibule, inviting hallway with turned staircase to the first floor, three large reception rooms with lovely original features, open plan breakfasting kitchen and garden room with stairs leading to the rear of the first floor, a further reception room overlooking the rear garden and a downstairs shower room/wc. First floor; four large double bedrooms, two bathrooms and a further bedroom/office/store.

Outside, the grounds of the property are as functional as they are attractive, with a large driveway to the detached garage, garden sheds and pleasant patio areas complementing the relaxing surroundings of the garden. Both front and rear gardens offer a degree of privacy, with both offering sunny areas.

High Shincliffe is a highly regarded and sought after location, providing a peaceful setting whilst being close to Durham City. Whilst being within easy reach of the city and major road links like the A1(M) & A19 north and south, there is an array of countryside with riverside walks also easily accessible.

Local amenities close by include the Betty Bees cafe and the well regarded Rose Tree and Seven Stars public houses/restaurants.

The surrounding countryside offers many miles of trails for walking, riding, and cycling through woodland, fields and along the banks of the river Wear. Durham City offers a great mix of history, culture, shops, bars, and restaurants.

Ground Floor

Entrance Vestibule

6'02 x 5'10 (1.88m x 1.78m)

Inviting Hallway

24'0 x 5'10 (7.32m x 1.78m)

Reception

14'10 x 14'11 (4.52m x 4.55m)

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Open Plan Breakfasting Kitchen & Garden Room

Breakfasting Kitchen

14'10 x 14'11 (4.52m x 4.55m)

Garden Room

19'11 x 14'11 (6.07m x 4.55m)

Reception

14'04 x 12'0 (4.37m x 3.66m)

Shower Room/WC

8'04 x 6'08 (2.54m x 2.03m)

First Floor

Bedroom

14'10 x 13'05 (4.52m x 4.09m)

Bathroom/WC

9'01 x 6'11 (2.77m x 2.11m)

Bedroom

14'10 x 13'05 (4.52m x 4.09m)

Bedroom

14'10 x 13'05 (4.52m x 4.09m)

Bedroom

14'10 x 13'05 (4.52m x 4.09m)

Bathroom/WC

11'01 x 5'10 (3.38m x 1.78m)

Rear Landing

Bedroom/Office/Store

13'10 x 12'0 (4.22m x 3.66m)

Tenure - Freehold

Council Tax Band F - Approx. £3183 PA



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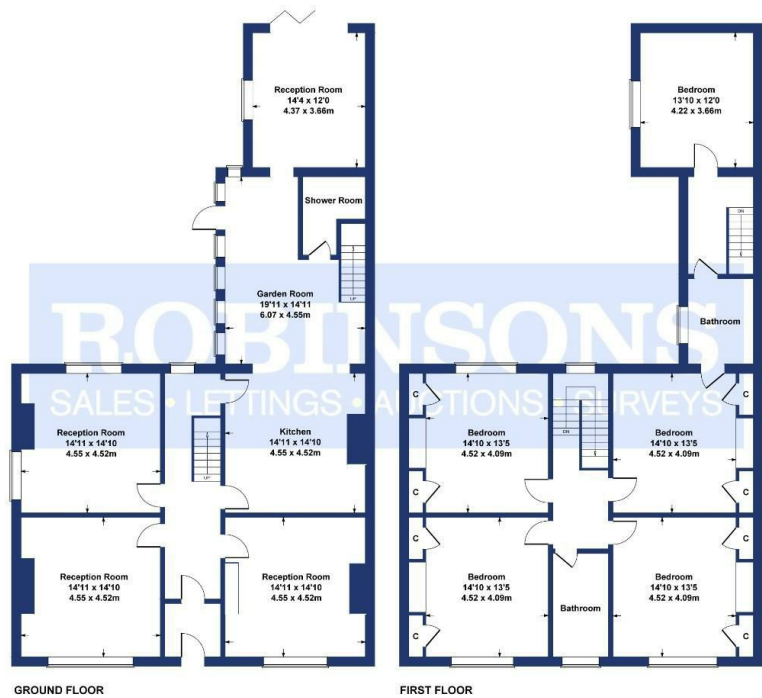
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Avenue House
Approximate Gross Internal Area
3632 sq ft - 282 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their
sites and locations are approximate only. They cannot be regarded as
being a representation by the seller, nor their agent.
Produced by Potterplans Ltd, 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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