



Avenue House, High Shincliffe, DH1 2PY  
4 Bed - House - Semi-Detached  
Offers Over £650,000

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# Avenue House

## High Shincliffe, DH1 2PY

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

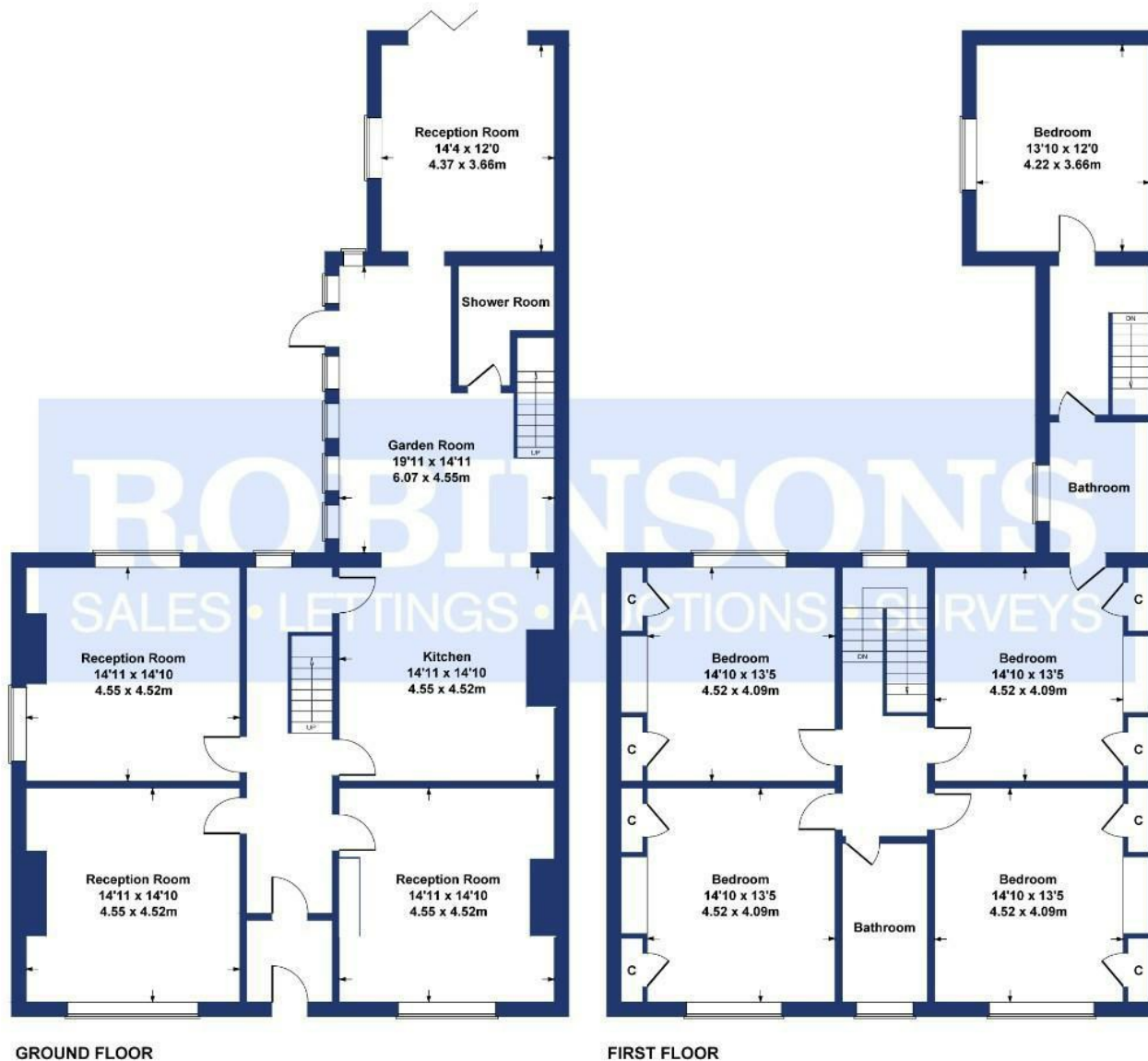
Council Tax Band F - Approx. £3183 PA







**Avenue House**  
Approximate Gross Internal Area  
3032 sq ft - 282 sq m



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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	53	69
	EU Directive 2002/91/EC	

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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