



Willow Tree Avenue, Shincliffe, DH1 2PA
3 Bed - House - Semi-Detached
O.I.R.O £190,000

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Willow Tree Avenue

Shincliffe, DH1 2PA

No Upper Chain ** Popular Village Location ** Close to Durham & River Walks ** Tiered Rear Garden **

Comprises; hall that flows seamlessly into a spacious lounge, a well-appointed kitchen and dining area, a convenient utility room, and an external WC. Upstairs, the home offers three generously proportioned bedrooms and a stylish family bathroom. The property is fitted with gas central heating and finished to an excellent standard throughout.

A true highlight of this home is the expansive rear garden, featuring multiple patio areas and offering delightful countryside views along with distant glimpses of the Cathedral—an ideal setting for both relaxation and entertaining. This is a rare chance to own a beautifully presented home in a highly sought-after location.

Shincliffe Village, a charming and historic village just south of Durham City, offers a peaceful and picturesque setting with a strong sense of community, appealing to those looking for a quieter lifestyle within easy reach of urban amenities.

The village features a selection of local attractions, including a traditional pub, a quaint village hall, and scenic walking paths along the River Wear, which runs nearby. Residents enjoy a serene environment complemented by nearby green spaces, such as the beautiful Durham Botanic Garden and Shincliffe's own woodland paths, ideal for nature lovers.

While it has a tranquil rural feel, Shincliffe is just a short drive or bus journey to Durham City, where a full range of shops, restaurants, and cultural attractions are available. Excellent schooling options are also nearby, adding to its appeal for families. Transport links are convenient, with easy access to the A177 and A1(M), as well as Durham's train station offering rail connections to major cities. Shincliffe's unique blend of village charm, local amenities, and close proximity to Durham makes it a desirable choice for buyers seeking a balanced lifestyle with both countryside and city benefits











GROUND FLOOR

Hallway

Lounge

19'1 x 17'1 (5.82m x 5.21m)

Kitchen Dining Room

15'5 x 12'10 (4.70m x 3.91m)

Utility Room

3'10 x 3'8 (1.17m x 1.12m)

FIRST FLOOR

Bedroom

19'1 x 11'3 (5.82m x 3.43m)

Bedroom

12'10 x 11'2 (3.91m x 3.40m)

Bedroom

11'2 x 5'10 (3.40m x 1.78m)

Bathroom/WC

8'11 x 7'11 (2.72m x 2.41m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 50 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

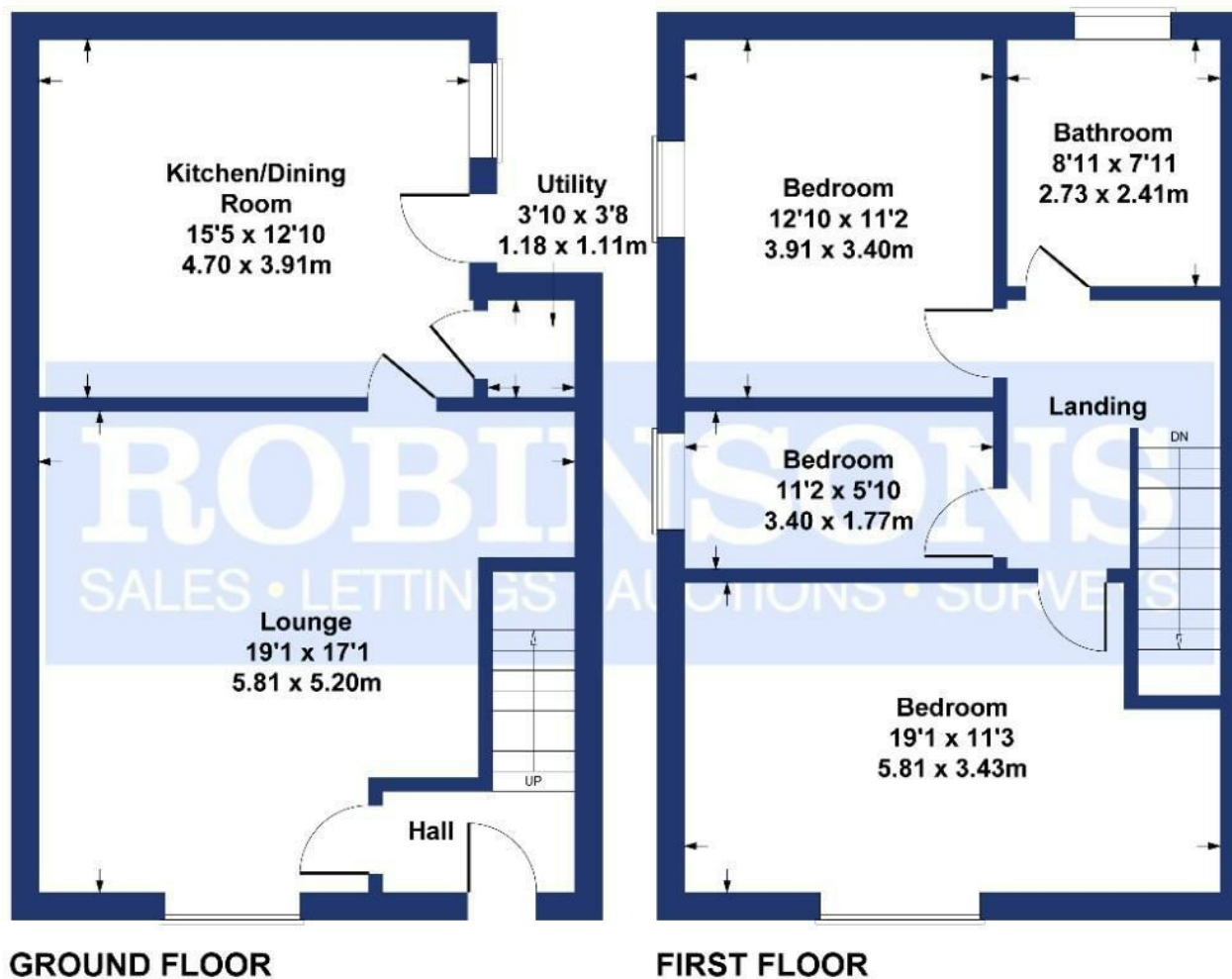
Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Willow Tree

Approximate Gross Internal Area
1141 sq ft - 106 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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