



South Avenue, Shadforth, DH6 1LB
3 Bed - House - Semi-Detached
O.I.R.O £149,995

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

South Avenue Shadforth, DH6 1LB

Stunning Semi Rural Setting ** Fabulous Views ** Private Rear Aspect ** Generous Gardens & Extended Parking ** Upgraded Throughout ** Village Location ** Double Glazing & GCH Via Combination Boiler ** Access to Good Road Links ** Outskirts of Durham City ** Early Viewing Advised **

Nestled in the tranquil village of Shadforth, just a short drive from Durham City, this well presented and upgraded home offers a serene retreat with convenient access to motorway connections. The property boasts a tastefully designed and upgraded interior, with inviting living room having a feature log burning effect electric, a modern fitted breakfasting kitchen, rear lobby where you'll find useful utility space and downstairs cloak/WC.

Ascending to the first floor, you'll find three well-appointed bedrooms and a family shower room/WC adorned with contemporary fixtures and double walk-in shower. Outside, extensive gardens envelop the home, providing ample space for outdoor enjoyment. There are stunning front views over countryside and parking is well catered for via spacious and extended driveway.

Shadforth village exudes charm with its verdant surroundings and acclaimed local pub with a restaurant, all while being just a brief commute to the bustling amenities and cultural offerings of historic Durham City Centre. Experience the perfect blend of countryside tranquillity and urban accessibility in this idyllic setting. There is access to national cycle routes, scenic walks and major road networks.













GROUND FLOOR

Entrance Vestibule

Lounge

14'05 x 13'03 (4.39m x 4.04m)

Kitchen Breakfast Room

16'09 x 6'11 (5.11m x 2.11m)

Rear Lobby

Utility Area

WC

FIRST FLOOR

Bedroom

11'0 x 9'06 (3.35m x 2.90m)

Bedroom

10'08 x 9'07 (3.25m x 2.92m)

Bedroom

10'05 x 7'04 (3.18m x 2.24m)

Shower Room/WC

7'08 x 7'0 (2.34m x 2.13m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7Mbps, Superfast 80Mbps Ultrafast 9000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council Band A- Approx. £1621p.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.



South Avenue

Approximate Gross Internal Area
825 sq ft - 77 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		85
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. 2025

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









1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

