



Woodside, Shadforth, DH6 1LD
3 Bed - House - Semi-Detached
Offers Over £149,950

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Woodside

Shadforth, DH6 1LD

Superb Semi Rural Setting ** Extended Floor Plan ** Enclosed Rear Garden ** Parking ** Modern Home ** Ideal for Starters or Families **
Access to Local Walking & Cycle Routes ** Outskirts of Durham ** Upvc Double Glazing & GCH ** Must Be Viewed **

The floor plan comprises: entrance hallway, cloak/WC, kitchen diner fitted with a range of modern units and space for table and chairs. The living room opens out to the rear garden via French doors and has access to the cleverly converted garage, which is now another useful reception room and utility space. The first floor has three bedrooms and family bathroom/WC. Outside, the property occupies a pleasant position with front and rear gardens. The front provides driveway parking, whilst the rear enjoys a good size enclosed garden with patio area.

Nestled in the tranquil village of Shadforth, just a short drive from Durham City, this well presented and remodelled home offers a serene retreat with convenient access to motorway connections. 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

Hallway

6'7 x 3'7 (2.01m x 1.09m)

Cloak/WC

3'0 x 4'7 (0.91m x 1.40m)

Kitchen Diner

13'6 x 11'5 (4.11m x 3.48m)

Living Room

11'4 x 14'7 (3.45m x 4.45m)

Reception Room & Utility Area

17'0 x 8'10 (5.18m x 2.69m)

FIRST FLOOR

Bedroom

14'7 x 9'6 (4.45m x 2.90m)

Bedroom

9'7 x 7'10 (2.92m x 2.39m)

Bedroom

6'7 x 6'4 (2.01m x 1.93m)

Bathroom/WC

6'7 x 6'4 (2.01m x 1.93m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 71 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

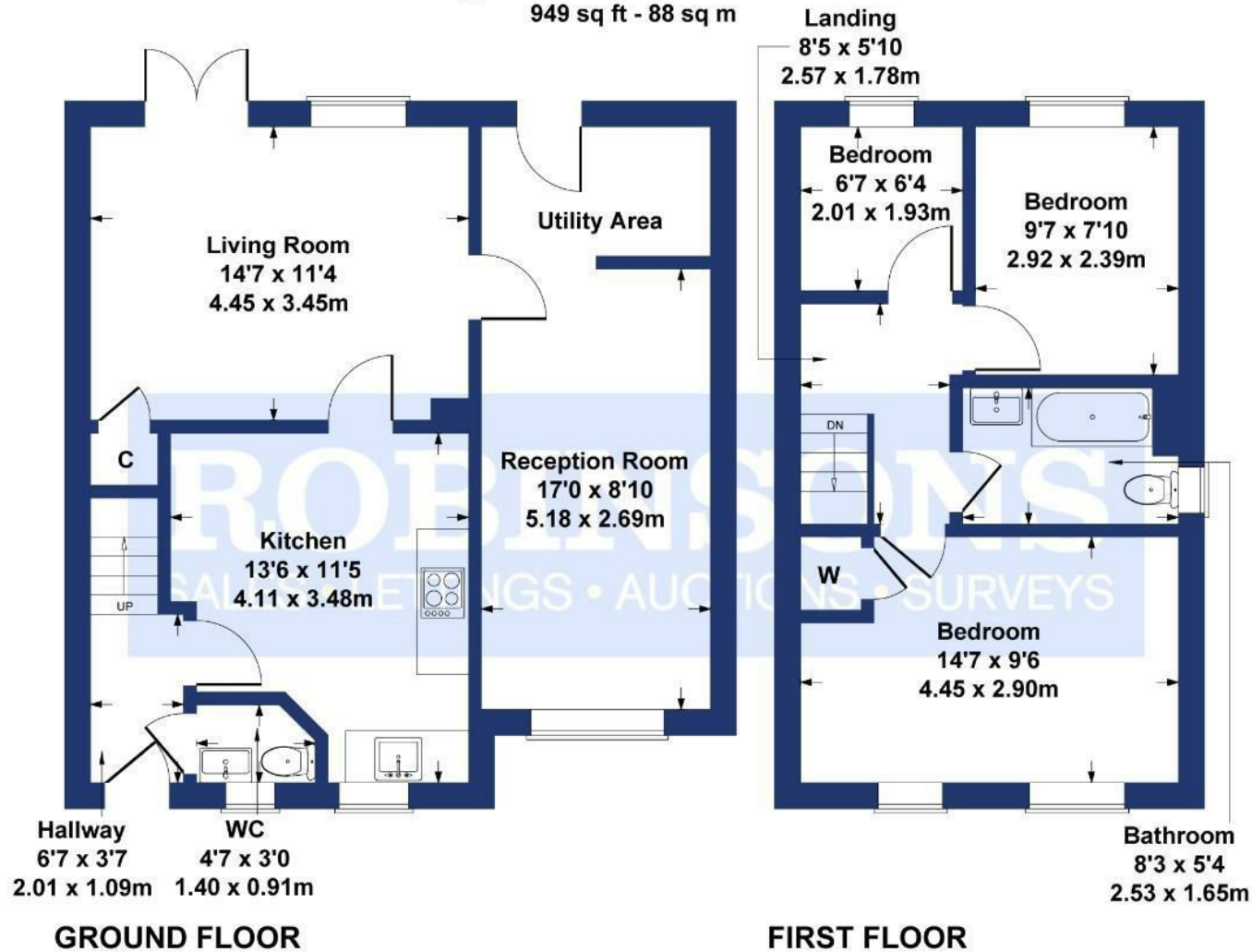
Energy Rating: C



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.

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Approximate Gross Internal Area
949 sq ft - 88 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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	

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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