



South Avenue, Shadforth, DH6 1LB
2 Bed - House - Semi-Detached
£69,950

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South Avenue Shadforth, DH6 1LB

PUBLIC NOTICE Robinsons are now in receipt of an offer for the sum of £80,000 for 28 South Avenue, Shadforth, DH6 1LB. Anyone wishing to place an offer on this property should contact Robinsons, 1 Old Elvet, Durham, DH1 3HL, 0191 3862777 before exchange of contracts

No Upper Chain ** Investment Opportunity ** Full Refurbishment Required ** Sold As Seen ** Possible Cash Buyers Only ** Fabulous Potential
** Large Plot ** Stunning Semi Rural Setting ** Parking & Gardens ** Double Glazing & GCH ** Outskirts of Durham ** Popular Village Location
**

** NOTE - None of the utilities or appliances have been or will be checked. The property is sold as seen. **

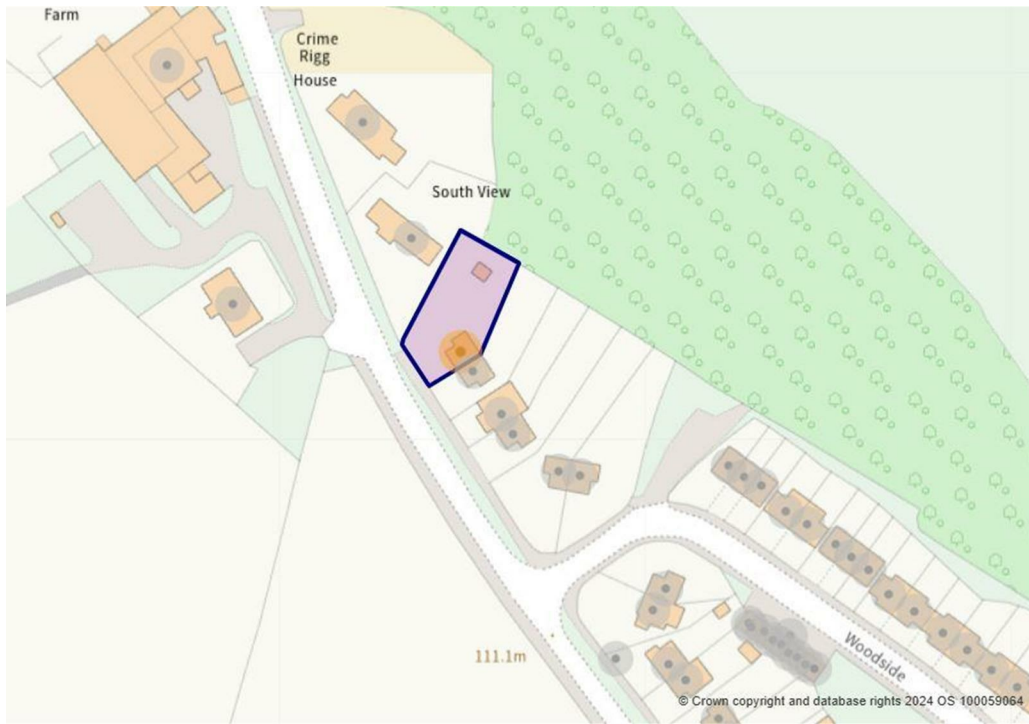
The floor plan comprises: entrance hall, lounge, kitchen, rear lobby and utility area, downstairs WC. The first floor has two double bedrooms and bathroom/WC. There is the potential for extension and/or to create an additional bedroom subject to the usual consents. Outside there are large gardens front side and rear, along with driveway parking.

Shadforth is a charming village situated approximately 5 miles east of Durham City, offering a peaceful rural setting with excellent connectivity to nearby urban areas. The village is conveniently located near the A181, providing quick access to Durham City within 10-15 minutes, where the A1(M) motorway links residents to Newcastle upon Tyne, Darlington, and beyond. Public transport is also accessible, with regular bus services to Durham, which is home to a major railway station offering frequent services to London and other key cities. Shadforth is surrounded by beautiful countryside, featuring numerous footpaths and bridleways ideal for walking. The area is also well-suited for cyclists, with quiet country lanes and proximity to the Sustrans National Cycle Network, providing scenic and safe cycling routes. This blend of rural tranquillity, accessibility, and outdoor opportunities makes Shadforth an attractive location for potential homeowner









GROUND FLOOR

Hallway

Lounge

14'5 x 13'3 (4.39m x 4.04m)

Kitchen

16'9 x 6'11 (5.11m x 2.11m)

Rear Lobby

Utility Area

WC

FIRST FLOOR

Bedroom

11'11 x 11'5 (3.63m x 3.48m)

Bedroom

10'4 x 8'2 (3.15m x 2.49m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

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

Mobile Signal/Coverage: Average

Tenure: Freehold

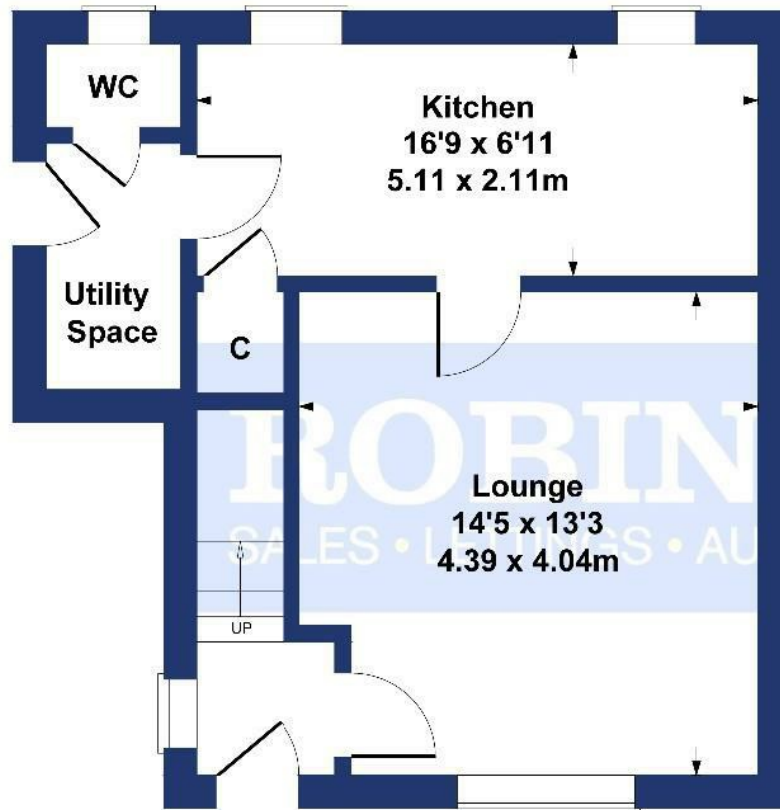
Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: D

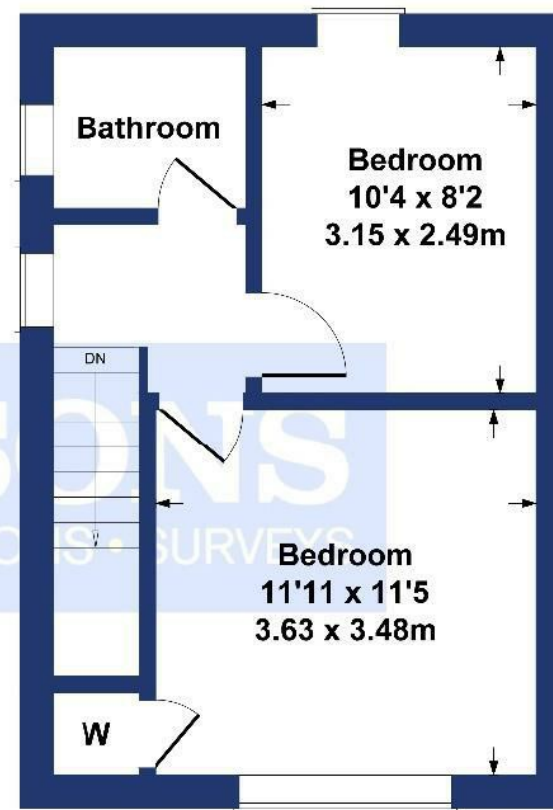
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

South Avenue

Approximate Gross Internal Area
726 sq ft - 67 sq m



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. 2024

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		79
(81-81) B		
(69-80) C		
(55-68) D	64	
(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. 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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