



Woodside, Shadforth, DH6 1LD
3 Bed - House - Semi-Detached
O.I.R.O £149,950

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No Chain ** Large Private Garden ** Driveway & Garage ** Desirable Village Location ** Outskirts of Durham City **

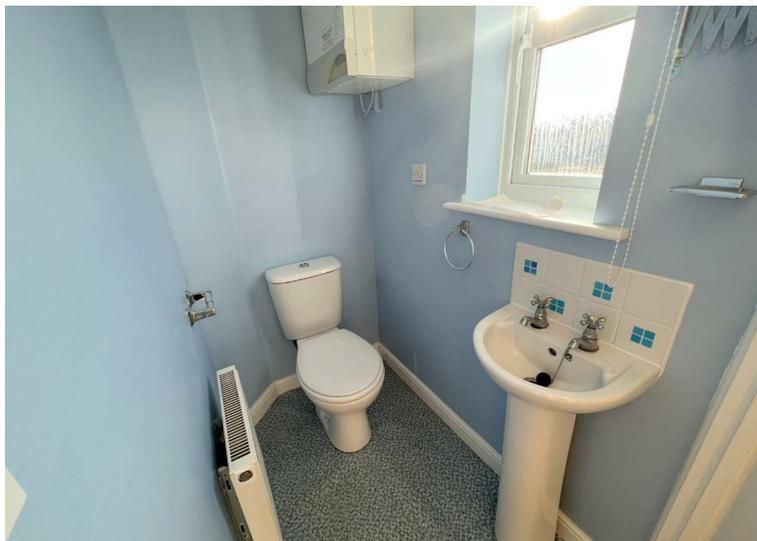
Situated in the highly regarded village of Shadforth, this attractive three-bedroom home enjoys a peaceful semi-rural setting while remaining just a short drive from Durham City and excellent transport links.

The well-planned accommodation briefly comprises an entrance hallway, cloakroom/WC, spacious kitchen dining room, and a comfortable lounge to the rear with French doors opening onto the garden. To the first floor there are three well-proportioned bedrooms and a family bathroom/WC.

Externally, the property benefits from driveway parking leading to a single garage. The rear garden is a particularly appealing feature, offering a generous size and a good degree of privacy, ideal for outdoor relaxation and family living. The home further benefits from double glazing and gas central heating.

Shadforth is a popular village located approximately five miles from Durham City, where a comprehensive range of shopping, leisure and cultural amenities can be found. The nearby A1(M) motorway interchange at Carrville provides excellent commuting links both North and South.

Early viewing is recommended to appreciate the location, space and lifestyle this home offers.

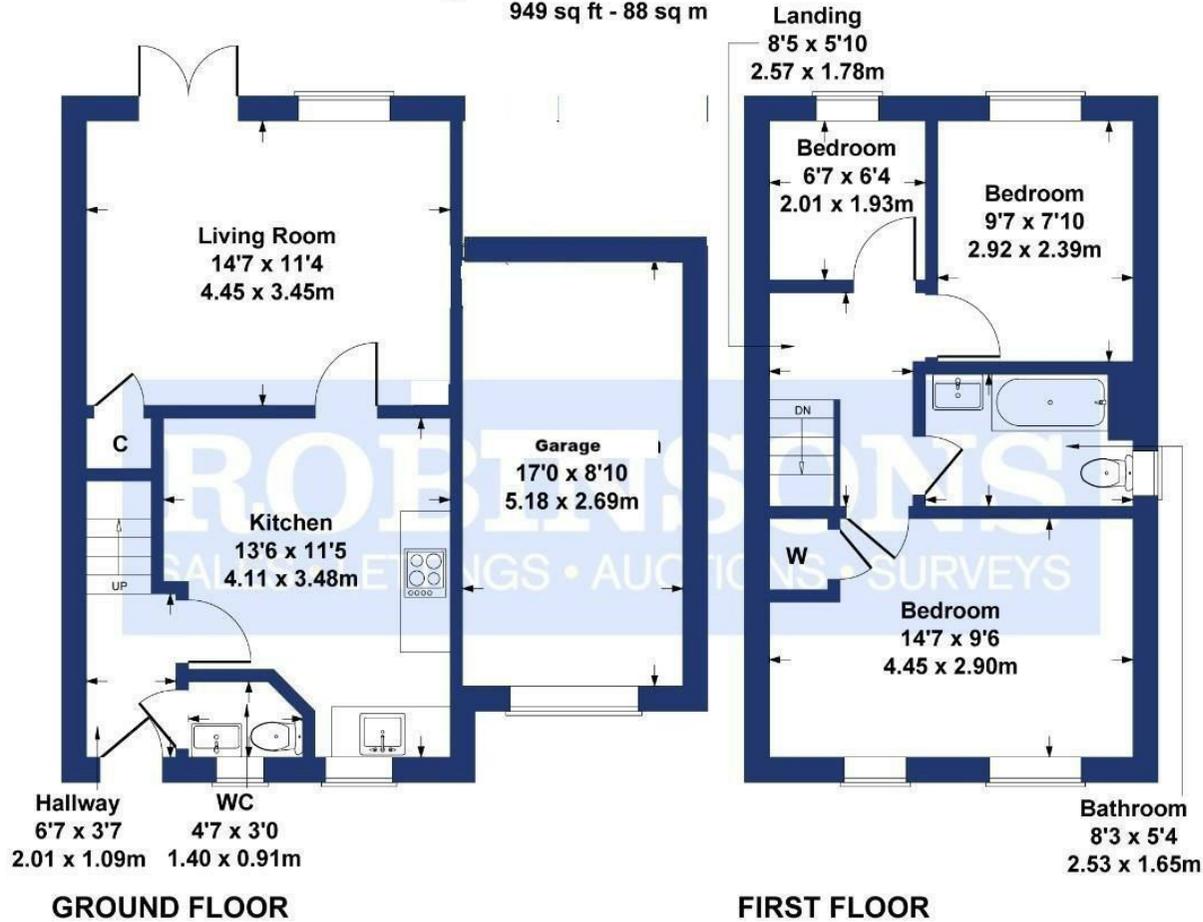






Woodside

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		
(81-91)	B		
(69-80)	C		
(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	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.