



Lindisfarne, High Shincliffe, DH1 2PH
3 Bed - Bungalow - Detached
O.I.R.O £315,000

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Lindisfarne

High Shincliffe, DH1 2PH

**** NO CHAIN ** PLEASANT POSITION ** SPACIOUS & EXTENDED ** RARELY AVAILABLE
** GOOD FURTHER POTENTIAL ** GARDENS, PARKING & DETACHED GARAGE WITH
REAR STORE ** DOUBLE GLAZING & GCH ****

Occupying a pleasant position, in this lovely cul de sac, we offer to the market with the benefit of no onward chain, this exceptionally spacious and extended detached bungalow.

Rarely available to the open market, this property offers potential purchasers the opportunity to live in a traditionally highly sought after village on the outskirts of Durham City.

Internally the property briefly comprises: entrance porch, hallway, three bedrooms, bathroom/WC with shower cubicle, extended lounge, dining area and fitted kitchen. Externally there are gardens to the front and rear, spacious driveway and detached garage with store to the rear.

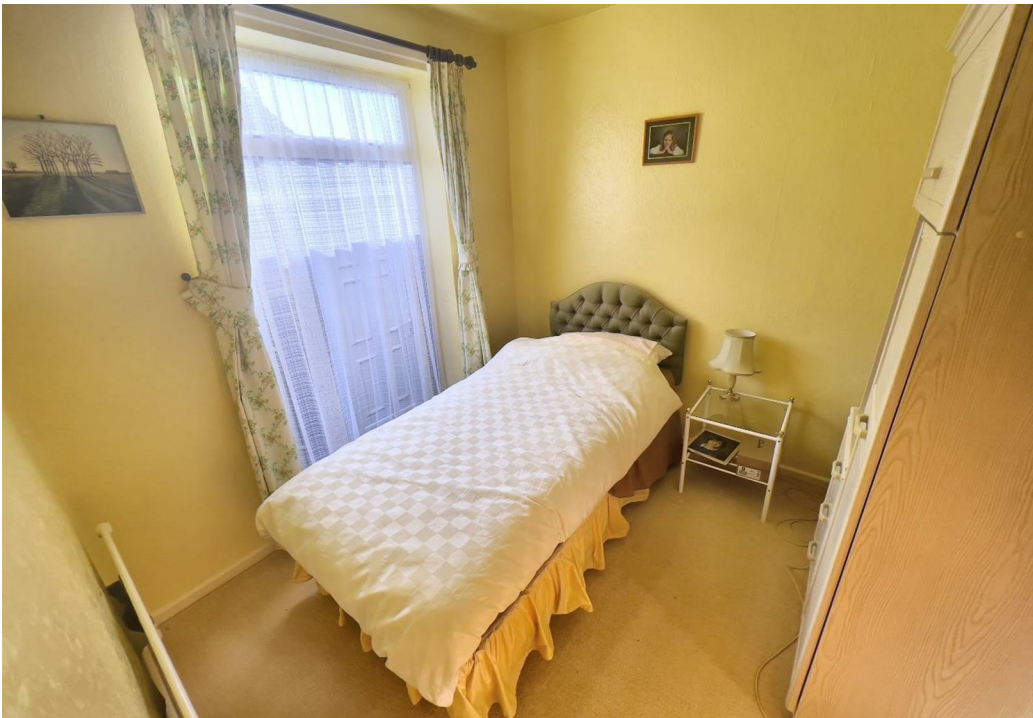
Lindisfarne occupies a pleasant position within the much sought after and well established residential area of High Shincliffe. High Shincliffe lies approximately 2 miles from Durham City Centre, where there are a comprehensive range of shopping and recreational facilities and amenities available. Within walking distance is Shincliffe Church of England Primary School, while Durham School and Durham High School for Girls lie within easy driving distance of the village. It is also well placed for commuting purposes, as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to other regional centres.

Council Tax Band D Approx. £2203pa
EPC Rating TBC











Entrance Porch
6'07 x 6'03 (2.01m x 1.91m)

Hallway

Lounge
20'11 x 16'03 (6.38m x 4.95m)

Kitchen Diner
22'07 x 7'09 (6.88m x 2.36m)

Bedroom
11'8 x 10'11 (3.56m x 3.33m)

Bedroom
10'11 x 8'1 (3.33m x 2.46m)

Bedroom
8'10 x 8'7 (2.69m x 2.62m)

Bathroom/WC
8'04 x 7'09 (2.54m x 2.36m)

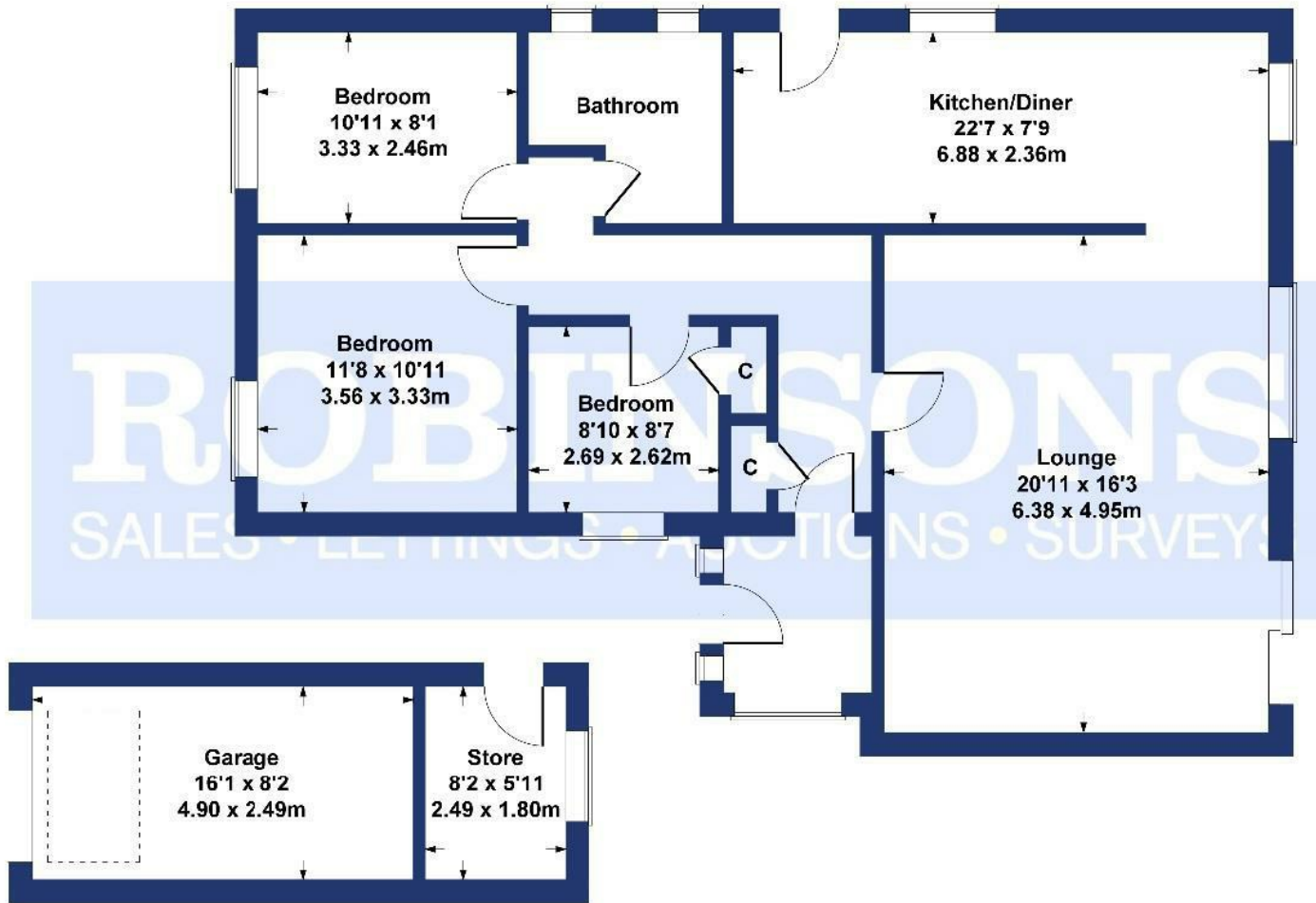
Garage
16'01 x 8'02 (4.90m x 2.49m)

Store
8'02 x 5'11 (2.49m x 1.80m)



Lindisfarne

Approximate Gross Internal Area
1249 sq ft - 116 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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. 2023

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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