

North Side, Shadforth, DH6 1LJ
2 Bed - House - Detached
£290,000

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North Side
Shadforth, DH6 1LJ

No Upper Chain ** Village Green Position ** Large Gardens ** Double Detached Garage ** Fabulous Potential ** Outskirts of Durham ** Good Walking & Cycle Routes ** Double Glazing & GCH ** Period Style Property ** Must Be Viewed **

The floor plan includes: an entrance hall leading to a spacious lounge and dining room with stairs rising to the first floor. An inner hallway provides access to the bathroom/WC, kitchen, and a separate sitting room. Upstairs, there are two bedrooms and a versatile office or nursery, which is accessed through one of the bedrooms. Externally, the property enjoys a delightful position overlooking the village green, with generous gardens and a detached double garage.

Tucked away in the peaceful village of Shadforth, just a short drive from the heart of Durham City, this rarely available period style home provides an ideal balance of rural charm and modern convenience. Offering a quiet retreat from the bustle of everyday life, it also boasts excellent links to major road networks, making it a superb choice for commuters.

Shadforth itself is a picturesque village, surrounded by rolling green landscapes and rich in character. At its heart lies a highly regarded local pub and restaurant, perfect for enjoying a relaxed meal or socialising with neighbours. Despite its tranquil setting, the village is only minutes away from Durham City Centre, where you'll find a wealth of shops, restaurants, cultural landmarks, and vibrant amenities.

For those who enjoy the outdoors, the area offers easy access to national cycle routes and scenic countryside walks, allowing you to immerse yourself in nature right on your doorstep. Whether you're seeking peaceful rural living, convenient city access, or a combination of both, this location truly delivers the best of both worlds.

















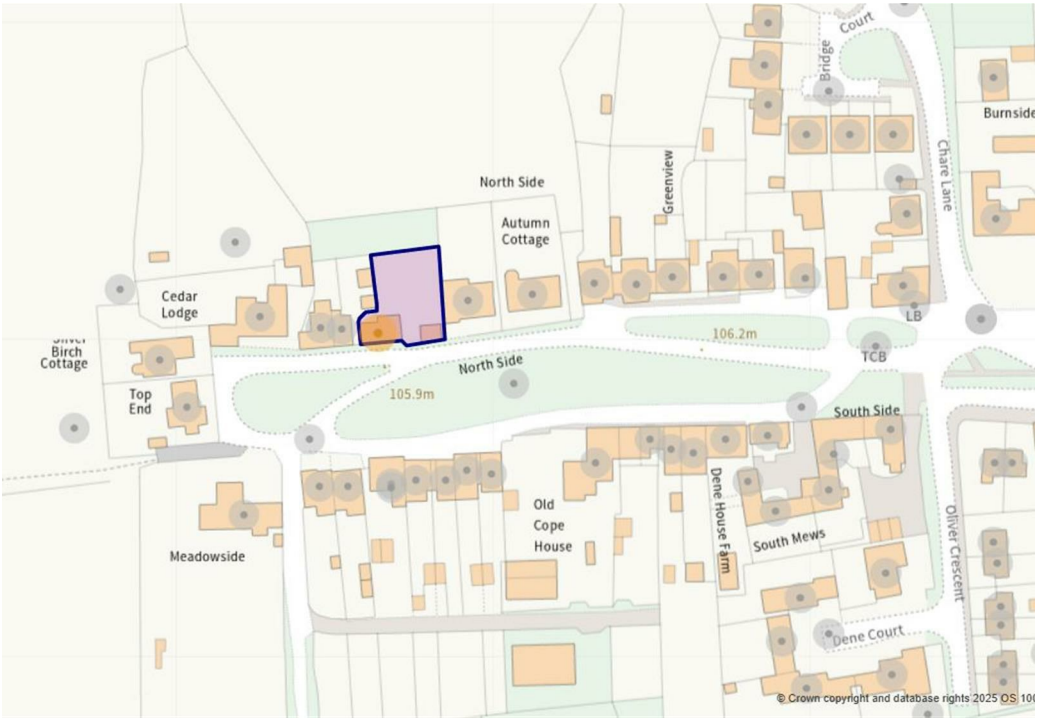

LARGE
TALL











GROUND FLOOR

Entrance

Lounge Dining Room
23'0 x 14'07 (7.01m x 4.45m)

Inner Hallway

Bathroom/WC
9'09 x 5'05 (2.97m x 1.65m)

Kitchen
13'10 x 11'08 (4.22m x 3.56m)

Sitting Room
12'02 x 12'02 (3.71m x 3.71m)

FIRST FLOOR

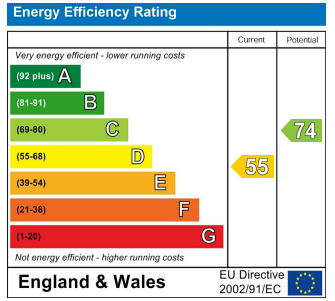
Bedroom
14'05 x 9'08 (4.39m x 2.95m)

Bedroom
12'11 x 10'11 (3.94m x 3.33m)

Office / Nursery
12'04 x 14'05 (3.76m x 4.39m)

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 6Mbps, Superfast 48Mbps, Ultrafast 10000Mbps
Mobile Signal/Coverage: Average to Poor
Tenure: Freehold
Council Tax: Durham County Council, Band E - Approx. £3118p.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.



North Side

Approximate Gross Internal Area
1290 sq ft - 120 sq m



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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 services.



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