



**St. Marys Close, Shincliffe, DH1 2ND**  
**2 Bed - Bungalow - Detached**  
**£1,500 PCM**

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This stunning detached bungalow is situated in a highly regarded and prestigious location, offering a peaceful setting while remaining within easy reach of Durham City and its picturesque river walks. Recently refurbished to a high standard, the property provides stylish and well-planned single-level living, making it ideal for a variety of tenants.

Occupying an elevated position with attractive, well-maintained gardens, the home is beautifully presented throughout. The accommodation briefly comprises an entrance porch leading into a welcoming hallway, and a spacious, light-filled lounge and dining area that offers a versatile space for both everyday living and entertaining. The modern fitted kitchen has been finished to a good specification and includes a range of integral appliances.

There are two well-proportioned bedrooms, both offering comfortable accommodation, along with a luxurious bathroom featuring a statement freestanding bath and a contemporary double walk-in shower, creating a real sense of quality and relaxation.

To the rear, an enclosed passageway provides useful additional storage as well as access to both the front and rear of the property. Further benefits include uPVC double glazing and gas central heating via a combination boiler, ensuring comfort and efficiency.

Externally, a detached garage is located within a nearby block, offering secure parking or extra storage space. Although the property is currently accessed via steps, there is potential for a ramp to be installed, subject to cost and any necessary permissions.

Properties of this calibre and in such a desirable location rarely come to the open market, therefore early viewing is strongly recommended to fully appreciate all that this home has to offer.

**\*\* THIS PROPERTY IS ALSO AVAILABLE AS STUDENT LET \*\***

Council Tax Band - E Annual Cost - £3055.51

EPC Rating - C

BOND £1,500.00

Required Earnings: Tenant Income - £54,000.00 Guarantor Income (If Required) - £54,000.0

## LOCATION

Shincliffe Village, a charming and historic village just south of Durham City, offers a peaceful and picturesque setting with a

strong sense of community, appealing to those looking for a quieter lifestyle within easy reach of urban amenities.

The village features a selection of local attractions, including a traditional pub, a quaint village hall, and scenic walking paths along the River Wear, which runs nearby. Residents enjoy a serene environment complemented by nearby green spaces, such as the beautiful Durham Botanic Garden and Shincliffe's own woodland paths, ideal for nature lovers.

While it has a tranquil rural feel, Shincliffe is just a short drive or bus journey to Durham City, where a full range of shops, restaurants, and cultural attractions are available. Excellent schooling options are also nearby, adding to its appeal for families. Transport links are convenient, with easy access to the A177 and A1(M), as well as Durham's train station offering rail connections to major cities. Shincliffe's unique blend of village charm, local amenities, and close proximity to Durham makes it a desirable choice for buyers seeking a balanced lifestyle with both countryside and city benefits

## REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

## Agent Notes

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

**Disclaimer:** Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.



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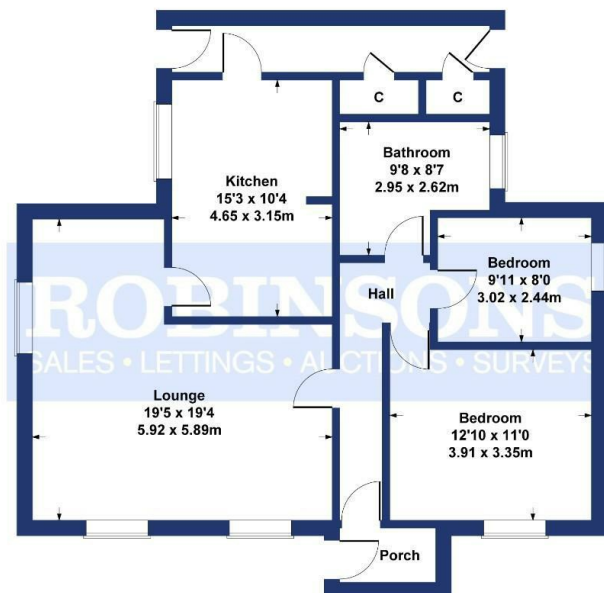
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## St Marys Drive

Approximate Gross Internal Area  
981 sq ft - 91 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. 2026

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 69                      | 83        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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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.



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