



## 1 Willow Tree Avenue

Shincliffe, Durham, DH1 2NX

**£1,300 Per Month**

### A Rare Gem in the Heart of Shincliffe

We are delighted to present this truly exceptional property — a real one-of-a-kind home in the beautiful village of Shincliffe. Properties like this don't come along very often, making it a rare opportunity not to be missed.

Step inside and you'll find a spacious open-plan living and dining area, full of charm and character, creating a warm and homely feel. To the rear of the property, the well-appointed kitchen comes equipped with everything you need, and leads out to a small, private yard — perfect for enjoying some outdoor space.

Upstairs, there are two generously sized bedrooms, along with an immaculate, modern shower room that blends beautifully with the traditional style of the property, all finished to a high specification.

This is a home that offers both character and comfort in one of the area's most sought-after locations.

Don't miss out — arrange your viewing today!

### Viewing

Please contact our Frampton & Roebuck Office on 0191 383 2123 if you wish to arrange a viewing appointment for this property or require further information.

- Superb Location
- Exceptional Property
- Immaculately presented
- Not To Be Missed.....



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Floor Plan



Area Map



Energy Efficiency Graph



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