



South Avenue, Shadforth, DH6 1LB  
3 Bed - House - Semi-Detached  
O.I.R.O £139,950

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## South Avenue Shadforth, DH6 1LB

Stunning Semi Rural Setting \*\* Fabulous Views \*\* Private Rear Aspect \*\* Generous Gardens & Ample Parking \*\* Well Presented & Maintained \*\* Village Location \*\* Double Glazing & GCH Via Combination Boiler \*\* Access to Good Road Links \*\* Outskirts of Durham City \*\* Early Viewing Advised \*\*

Nestled in the tranquil village of Shadforth, just a short drive from Durham City, this well presented and upgraded home offers a serene retreat with convenient access to motorway connections. The property boasts a tastefully designed interior, with inviting living room, a modern fitted kitchen with space for breakfast table and leads to the rear lobby where you'll find useful utility space and downstairs cloak/WC.

Ascending to the first floor, you'll find three well-appointed bedrooms and a family shower room/WC adorned with contemporary fixtures and double walk-in shower. Outside, extensive gardens envelop the home, providing ample space for outdoor enjoyment. There are stunning front views over countryside and parking is well catered for via spacious driveway.

Shadforth village exudes charm with its verdant surroundings and acclaimed local pub with a restaurant, all while being just a brief commute to the bustling amenities and cultural offerings of historic Durham City Centre. Experience the perfect blend of countryside tranquillity and urban accessibility in this idyllic setting. There is access to national cycle routes, scenic walks and major road networks.



















## GROUND FLOOR

### Entrance Vestibule

#### Lounge

14'05 x 13'03 (4.39m x 4.04m)

#### Kitchen Breakfast Room

16'09 x 6'11 (5.11m x 2.11m)

#### Rear Lobby

#### Utility Area

#### WC

## FIRST FLOOR

#### Bedroom

11'0 x 9'06 (3.35m x 2.90m)

#### Bedroom

10'08 x 9'07 (3.25m x 2.92m)

#### Bedroom

7'06 x 7'04 (2.29m x 2.24m)

#### Shower Room/WC

7'08 x 7'0 (2.34m x 2.13m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7Mbps, Superfast 80Mbps Ultrafast 9000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

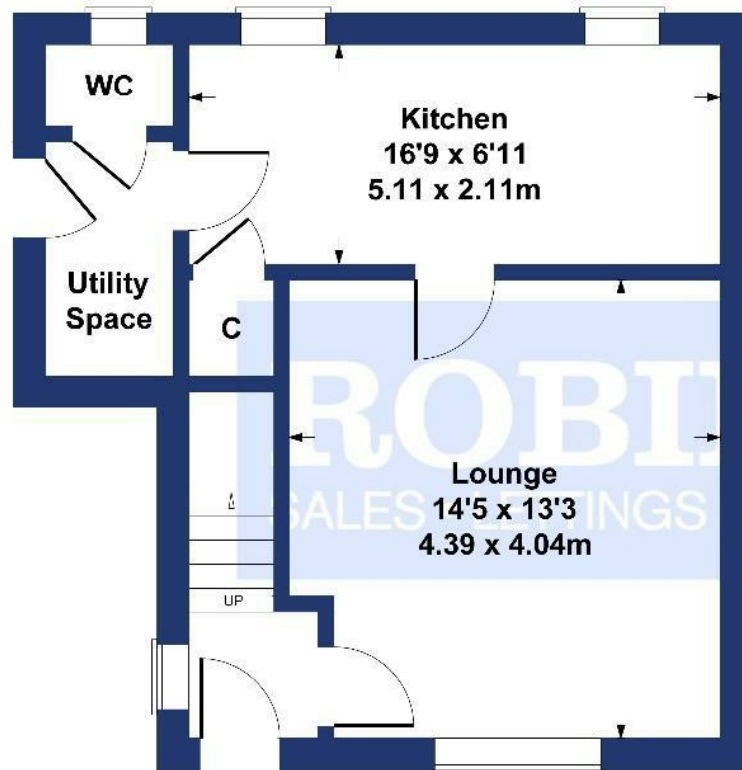
Council Tax: Durham County Council Band A- Approx. £1544p.a

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.

# South Avenue

Approximate Gross Internal Area  
825 sq ft - 77 sq m



GROUND FLOOR



FIRST FLOOR

## 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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