



Heathways, High Shincliffe, DH1 2PG  
5 Bed - House - Detached  
O.I.R.O £365,000

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# Heathways

## High Shincliffe, DH1 2PG

Rarely Available Detached Home \*\* Extended & Versatile Floor Plan \*\* Spacious Family Living  
\*\* Well Presented Throughout \*\* Popular Location \*\* Outskirts of Durham City Centre \*\* Close  
to River Walks & Cycle Routes \*\* Gardens, Driveway & Garage \*\* Upvc Double Glazing & GCH  
Via Combination Boiler \*\* Early Viewing Advised \*\*

The generously proportioned and adaptable layout comprises: a welcoming entrance porch, an inviting hallway, a cosy family lounge with an attractive fireplace feature, an interconnected kitchen and dining area, equipped with a selection of units and featuring French doors leading out to the back garden and patio. Additionally, there's a snug or office area for relaxation, a cloakroom/WC, a rear porch with utility space. Upstairs, the first floor boasts five well-proportioned bedrooms and a family bathroom/WC complete with a separate shower cubicle. Situated pleasingly within the village, the property includes front and rear gardens. The front garden offers ample parking and access to the single-car garage. The enclosed rear garden features a variety of shrubs, lawn, and patio sections, providing a sense of seclusion.

High Shincliffe is a highly regarded and sought after location, providing a peaceful setting whilst being close to Durham City. Whilst being within easy reach of the city and major road links like the A1(M) & A19 north and south, there is an array of countryside with riverside walks also easily accessible.

Local amenities close by include the Busy Bees cafe and the well regarded Rose Tree, Seven Stars and Avenue public houses/restaurants.

The surrounding countryside offers many miles of trails for walking, riding, and cycling through woodland, fields and along the banks of the river Wear. Durham City offers a great mix of history, culture, shops, bars, and restaurants.













## GROUND FLOOR

Entrance Porch

Inviting Hallway

Lounge

18'10 x 12'05 (5.74m x 3.78m)

Kitchen Dining Room

18'10 x 13'03 (5.74m x 4.04m)

Snug / Office

11'03 x 9'01 (3.43m x 2.77m)

WC

9'01 x 3'11 (2.77m x 1.19m)

Rear Porch / Utility Space

## FIRST FLOOR

Bedroom

13'10 x 12'02 (4.22m x 3.71m)

Bedroom

13'09 x 12'02 (4.19m x 3.71m)

Bedroom

10'0 x 9'02 (3.05m x 2.79m)

Bedroom

10'03 x 9'0 (3.12m x 2.74m)

Bedroom

8'08 x 8'0 (2.64m x 2.44m)

Bathroom/WC

8'10 x 5'07 (2.69m x 1.70m)

## Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2971p.a

Energy Rating: Pending

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.

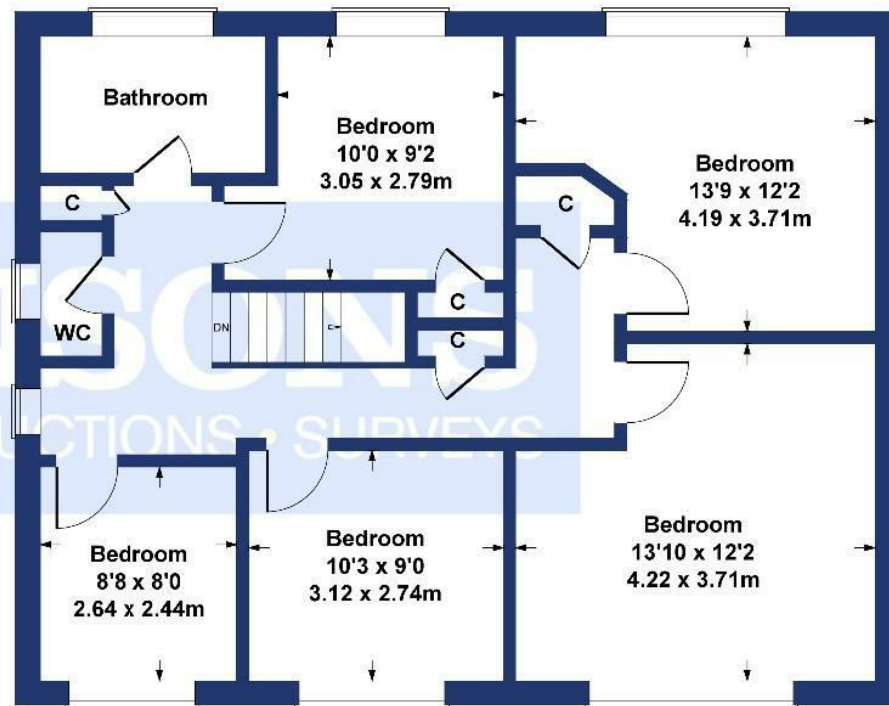
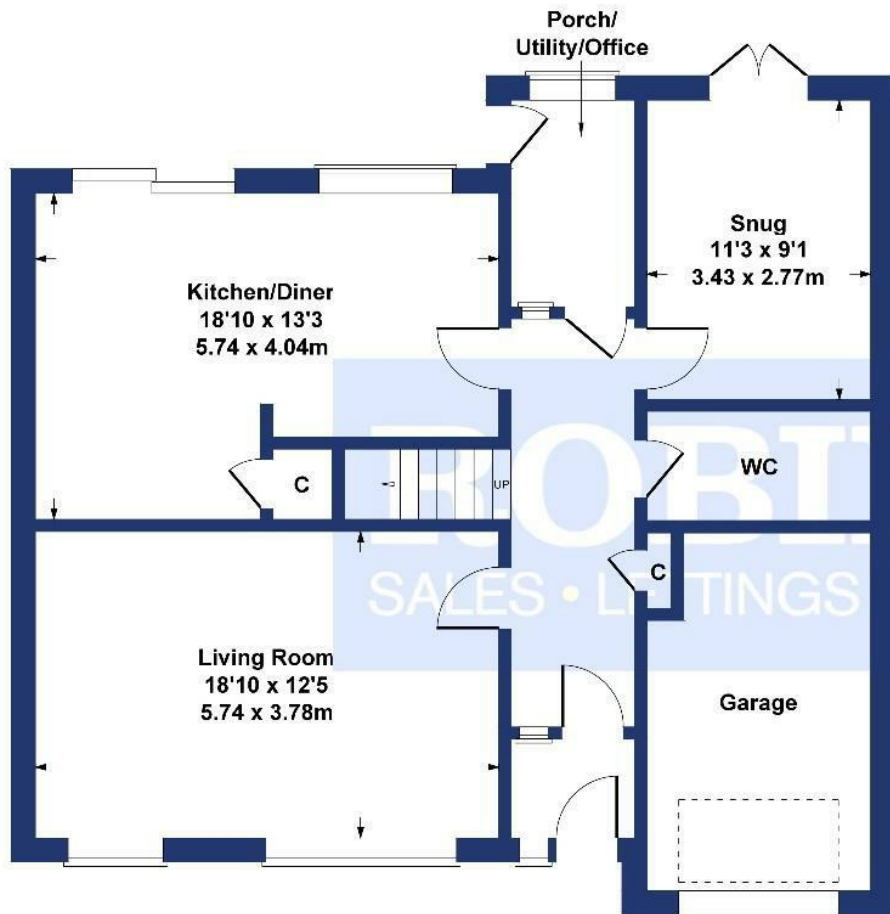




# Heathways

Approximate Gross Internal Area  
1849 sq ft - 172 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(81-81)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

Produced by Potterplans Ltd. 2024

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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