



Beal Walk, High Shincliffe, DH1 2PL  
3 Bed - Bungalow - Detached  
£399,950

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**Stunning Refurbished Detached Bungalow \*\* Very Popular Location \*\* Close to Durham City, Cycle & Walking Routes \*\* Lovely Setting \*\* Upgraded Throughout, including Stunning kitchen and bathroom \*\* Quality fixtures and fixing \*\* Double Glazing & GCH Via Combination Boiler \*\* Electric Garage Door leading to store\*\* Parking & Private Gardens \*\* Must Be Viewed \*\***

The floor plan comprises: entrance, hallway, stunning fitted kitchen and dining room with bi folding doors leading to the enclosed garden, living room which overlooks the garden. There are three larger than average bedrooms and well presented bathroom/wc which has a separate shower cubicle, the property also has the added bonus of a utility area. Outside the property occupies a pleasant position with gardens to three sides, parking via driveway and garage store.

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 Betty Bees cafe and the well regarded Rose Tree and The Avenue public houses/restaurants. There is also a well regarded Primary School in the local area.

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.



## **Entrance Hall**

### **Lounge**

16' x 11'8 (4.88m x 3.56m)

### **Kitchen/Diner**

15'9 x 12' (4.80m x 3.66m)

### **Utility**

8'5 x 5'6 (2.57m x 1.68m)

### **Bedroom One**

13'3 x 11'2 (4.04m x 3.40m)

### **En-suite**

11'1 x 4'9 (3.38m x 1.45m)

### **Bedroom Two**

13'6 x 8'7 (4.11m x 2.62m)

### **Bedroom Three**

16'7 x 7'9 (5.05m x 2.36m)

### **Bathroom**

8'1 x 7'8 (2.46m x 2.34m)

### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 73 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431 p.a

Energy Rating: C

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.



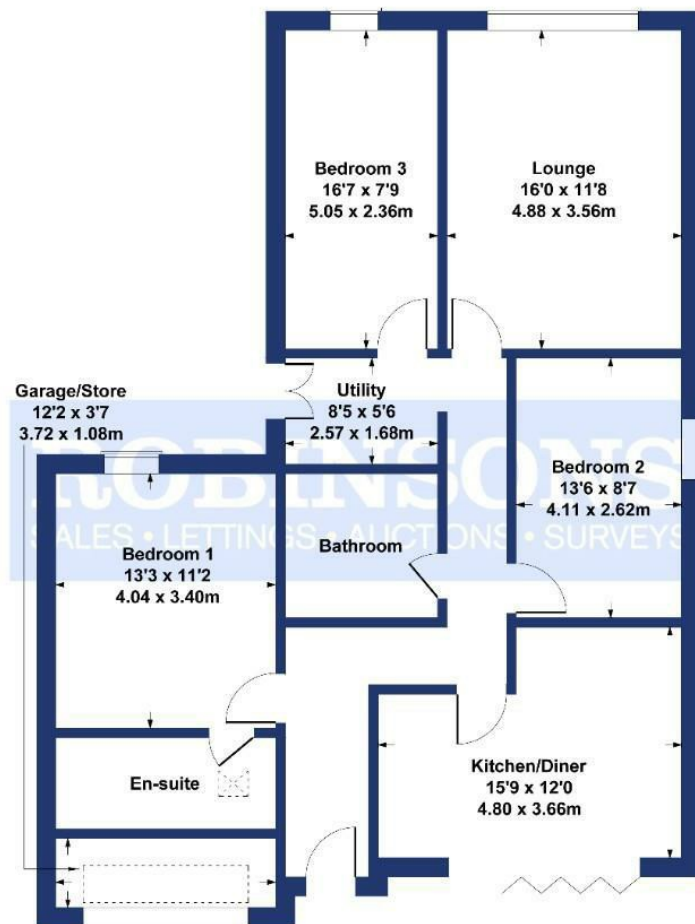






# Beal Walk

Approximate Gross Internal Area  
1159 sq ft - 108 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	72	
(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	

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.