



Low Road, Shincliffe, DH1 2NA
2 Bed - House - Semi-Detached
O.I.R.O £320,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Low Road Shincliffe, DH1 2NA

Lovely Cottage Style Home ** Very Sought After Location ** Rear Views ** Deceptively Spacious ** Ideal For Professionals or Young Families ** Double Glazing & GCH ** Well Presented ** Close to Durham City & Riverside ** Must Be Viewed **

The floor plan comprises: entrance vestibule, comfortable lounge with feature fireplace, dining/sun room which has patio doors to the rear garden, and the kitchen is fitted with a range of units and could be sold with appliances. The first floor has two double bedrooms and a good sized bathroom/WC which includes separate shower cubicle. Outside, there is side gated access from the front which leads to the enclosed rear garden having pleasant views.

A prominent position within Shincliffe Village, which historically is a highly regarded and sought after location. Occupying a peaceful picturesque setting, whilst being on the doorstep to the City centre, and access to major road links like the A1(M) & A19 north and south, and an array of countryside with riverside walks. Local amenities in the village include the well regarded Rose Tree and Seven Stars public houses/restaurants, a church with a local community centre and a well equipped garden centre with café. 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

Lounge

18'5 x 14'9 (5.61m x 4.50m)

Dining Room

13'9 x 8'2 (4.19m x 2.49m)

Kitchen

8'4 x 7'4 (2.54m x 2.24m)

FIRST FLOOR

Bedroom

13'3 x 9'7 (4.04m x 2.92m)

Bedroom

11'11 x 11'4 (3.63m x 3.45m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

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

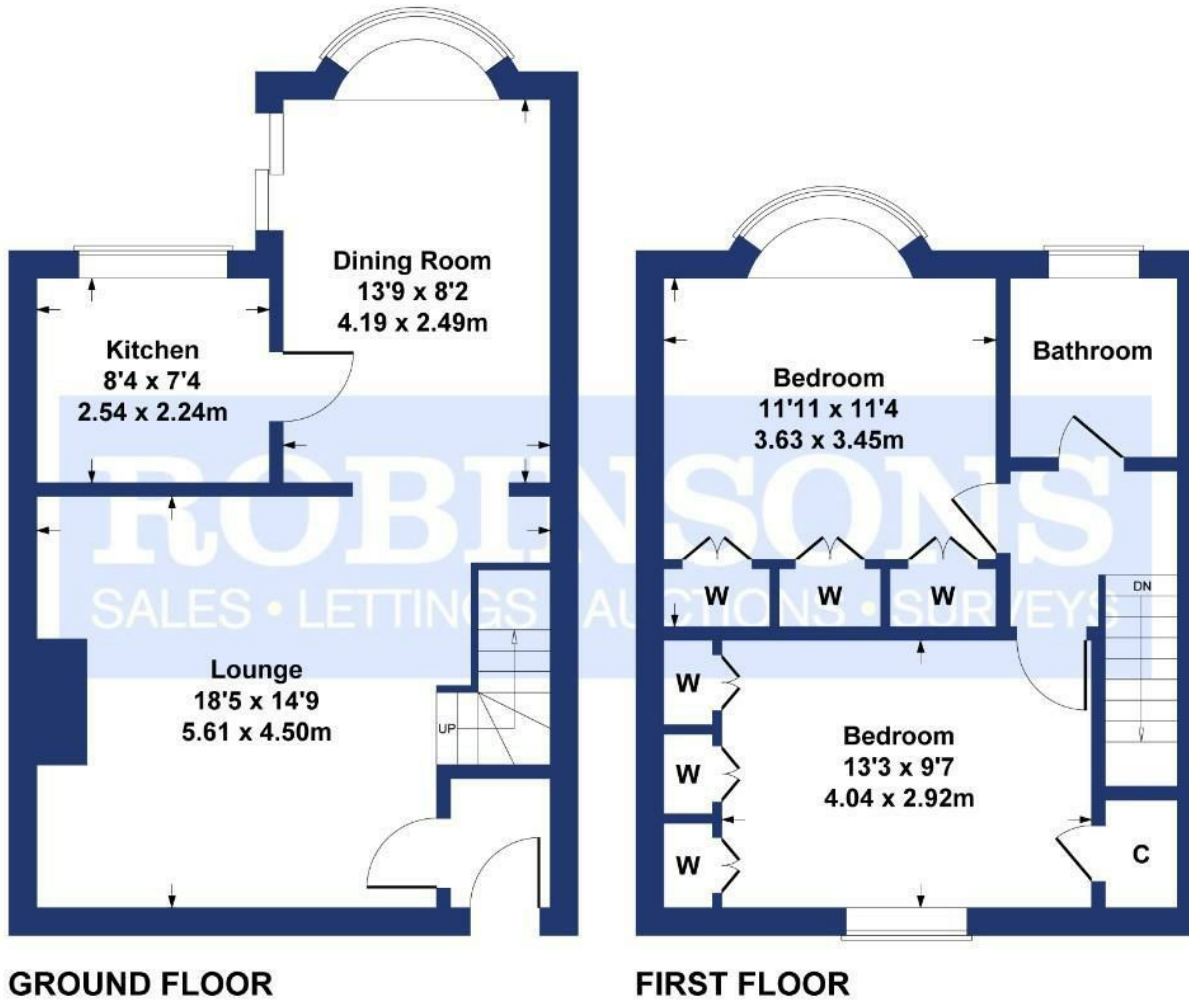
Energy Rating: D

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.



Ivy Cottage

Approximate Gross Internal Area
912 sq ft - 85 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

