



Woodside, Shadforth, DH6 1LD
2 Bed - House - End Terrace
O.I.R.O £125,000

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Woodside Shadforth, DH6 1LD

No Chain ** Well Presented ** Ideal Starter or Young Family Home ** Village Setting ** Must Be Viewed **

We are delighted to offer for sale this modern link home with gas central heating and UPVC double glazing, pleasantly positioned within this popular village.

The accommodation includes an entrance hallway with cloakroom/wc, a spacious lounge with two sets of French doors opening to the garden, and a kitchen fitted with a range of wall and floor units.

To the first floor there are two double bedrooms along with a bathroom/wc complete with a white suite and shower.

Externally, there is a private lawned garden to the rear. To the front there is a driveway providing off street parking.

Shadforth is a sought after village surrounded by open countryside, with a well-regarded pub and restaurant at its heart. Just a short drive from Durham City Centre, it provides excellent access to shops, dining and cultural attractions while maintaining a peaceful rural feel. Outdoor enthusiasts will also appreciate the nearby walking and cycling routes, making this an excellent balance of countryside tranquillity and city convenience.











GROUND FLOOR

Downstairs WC

Lounge

14'7" x 10'2" (4.45 x 3.10)

Kitchen

11'8" x 7'6" (3.56 x 2.29)

FIRST FLOOR

Landing

Bathroom

Bedroom

14'7" x 8'7" (4.45 x 2.64)

Bedroom

14'7" x 7'6" (4.45 x 2.31)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

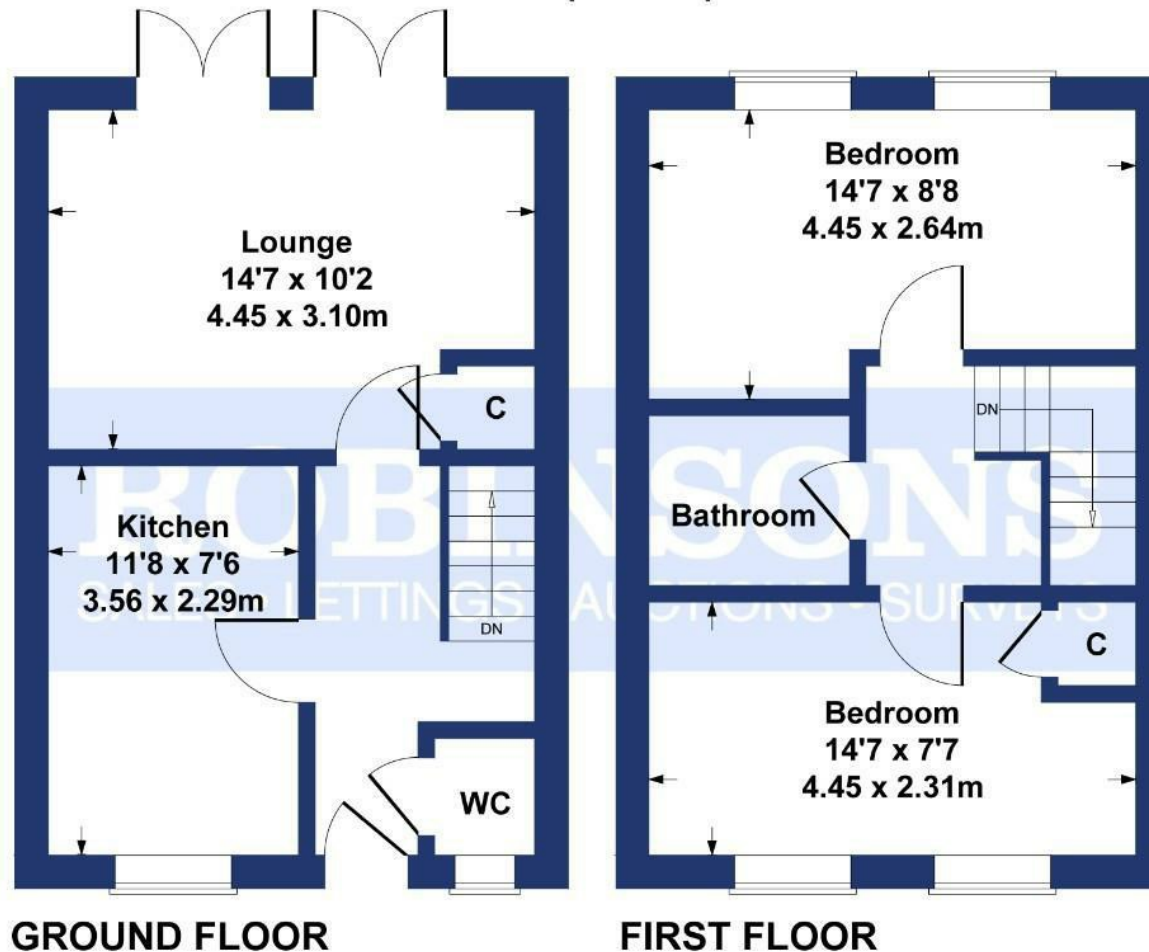
Energy Rating: TBC



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.

Woodside

Approximate Gross Internal Area
651 sq ft - 60 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. 2025

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | 73 |
| (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. 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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