



Avenue Street, High Shincliffe, DH1 2PT
2 Bed - House - Mid Terrace
£189,995

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Avenue Street

High Shincliffe, DH1 2PT

No Upper Chain ** Lovely Cottage Style Home ** Well Presented ** Very Popular Location ** Outskirts of Durham ** Double Glazing & GCH ** Ideal For Starters, Professionals or Buy-to-Let ** Rear Garden/Parking ** Early Viewing Advised **

The floor plan comprises: entrance, comfortable lounge, modern fitted kitchen dining room. The first floor has two bedrooms and a bathroom/WC fitted with a white suite. Externally to the rear, there is a courtyard garden and off street parking. Borders and walkway to the front.

Avenue Street is a picturesque tree lined road in the popular and highly regarded village of High Shincliffe. High Shincliffe is a 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.

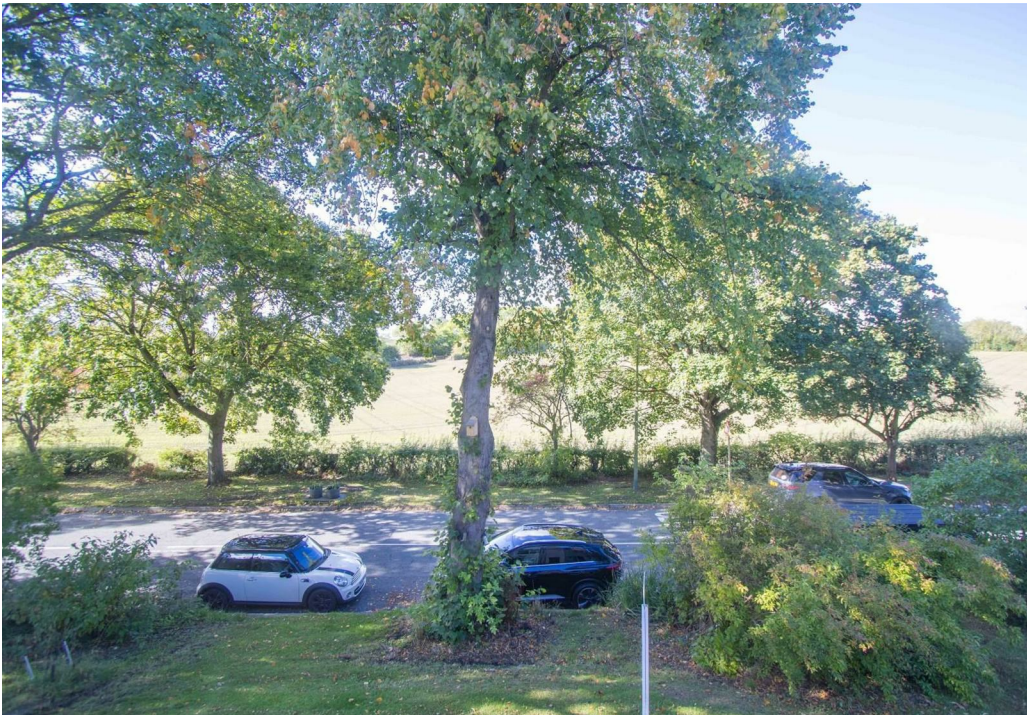
Local amenities close by include the Betty Bees cafe, and the well regarded The Avenue, Rose Tree and Seven Stars public houses/restaurants.

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

Lounge

14'5" x 13'5" (4.39 x 4.09)

Kitchen Dining Room

14'3" x 12'5" (4.34 x 3.78)

FIRST FLOOR

Bedroom

13'6" x 11'1" (4.11 x 3.38)

Bedroom

12'6" x 8'2" (3.81 x 2.49)

Bathroom/WC

8'7" x 5'11" (2.62 x 1.80)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

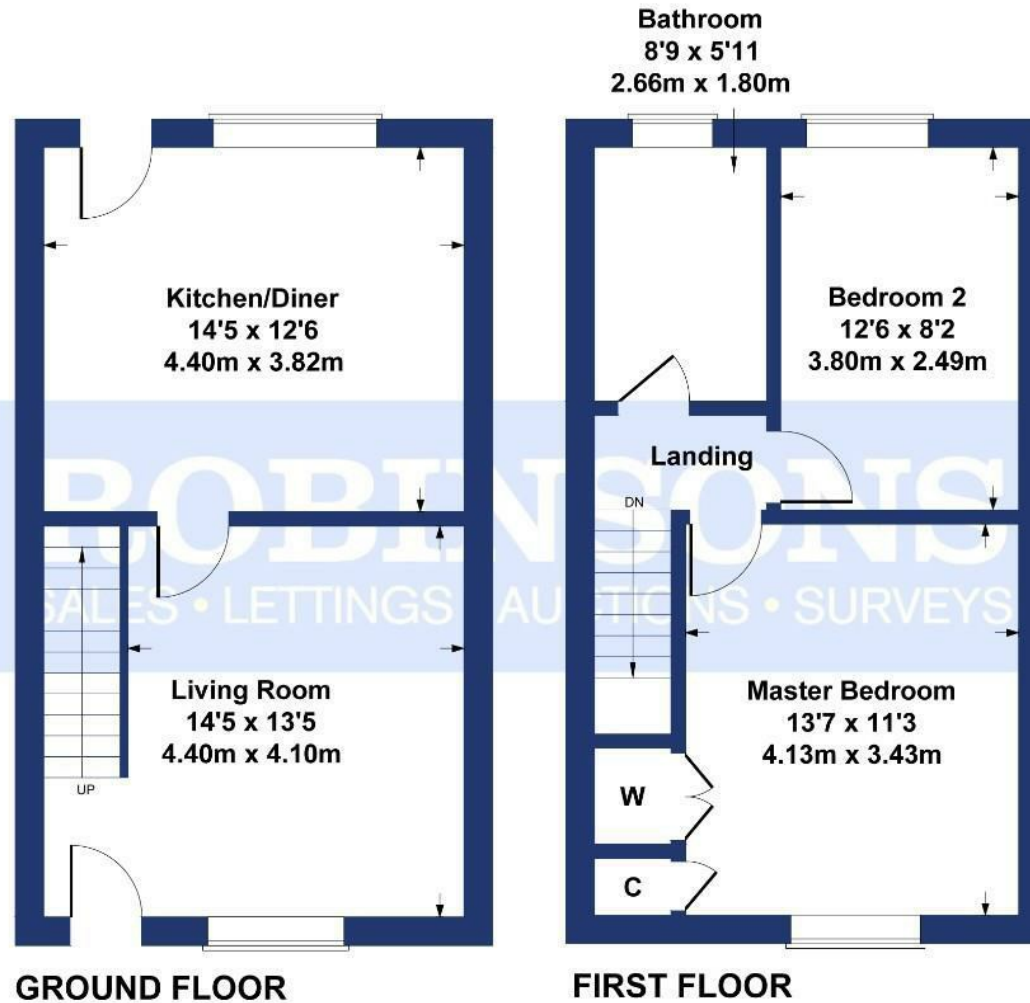
Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

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.

10 Avenue Street

Approximate Gross Internal Area
764 sq ft - 71 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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) 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

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.



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

