Pond Street, High Shincliffe, DH1 2PS
2 Bed - House - Mid Terrace
£230,000

ROBINSONS
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Pond Street
High Shincliffe, DH1 2PS

* ENCLOSED GARDEN * OFF ROAD PARKING *

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN, this delightful two-bedroom mid-terrace home, ideally situated within the popular village of High Shincliffe.

The property is well presented throughout and offers spacious and versatile accommodation, including an open-plan kitchen/dining room, ground floor WC, two double bedrooms and a family bathroom. The generous principal bedroom benefits from three fitted wardrobes. The home is warmed by gas central heating via a combination boiler and features UPVC double glazing.

One of the standout features of this property is the excellent outdoor space, with a front garden that has been designed to provide off-road parking for approximately three vehicles, together with an enclosed and well-maintained rear garden, complete with patio, lawn, flower beds and a summer house.

The internal accommodation comprises an entrance leading into the open-plan kitchen/dining room, which is extensively fitted with a range of wall, base and drawer units, together with an integrated dishwasher and washing machine, and space for a cooker and fridge/freezer. There is also ample space for a good-sized dining table.

The lounge benefits from French doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces. To complete the ground floor is a useful WC.

To the first floor there are two double bedrooms, including the generous principal bedroom, which features three mirrored sliding-door fitted wardrobes. The family bathroom is fitted with a three-piece suite comprising a bath with mains shower over and shower screen, wash hand basin and WC.

Outside
Externally, the front of the property has been landscaped to provide a hardstanding area with parking for approximately three vehicles. To the rear is an enclosed garden, predominantly laid to lawn with established flower beds, a central pathway leading to a patio area and a useful summer house, providing an ideal space for outdoor entertaining and relaxation.

Location
High Shincliffe is a highly desirable location, conveniently positioned within easy reach of Durham City centre, which offers an excellent range of shopping, leisure and recreational facilities, together with a variety of transport links. The location also provides convenient access to surrounding towns and villages and the wider road network.

This attractive home is offered with NO FORWARD CHAIN and is sure to appeal to a range of buyers. Contact Robinsons today for further information and to arrange a viewing.

Agents Notes
Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold
Estate Management Charge – N/a
Property Construction – Standard assumed
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – Granted
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – none known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

MYO
MASTER

Pond Street High Shincliffe

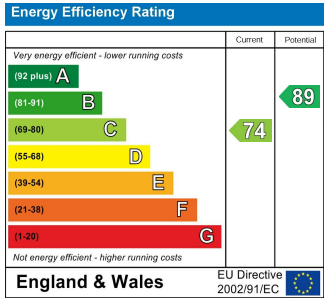
Approximate Gross Internal Area
852 sq ft - 79 sq m

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. 2026



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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