



Shinwell Crescent

Thornley DH6 3DE

Offers In The Region Of £50,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Shinwell Crescent

Thornley DH6 3DE



- No chain involved
- EPC RATING - C
- Combi gas central heating

- Large plot
- Lots of potential
- Village location

- In need of refurbishment
- Two double bedrooms
- Ideal investment

Available with no chain involved, early viewing is recommended to take advantage of the opportunity to purchase this semi detached house with two double bedrooms and a large plot, in the village of Thornley. In need of refurbishment but offering lots of potential, it is an ideal investment opportunity.

The floor plan comprises of an entrance hall, living room, kitchen/diner, rear lobby and bathroom/WC. To the first floor are two generous double bedrooms. Externally there are gardens to three sides, also offering lots of scope for improvement. The property does come with UPVC double glazing and combi gas central heating.

GROUND FLOOR

Hall

Entered via door. With stairs leading to the first floor and door to the living room.

Living Room

12'9" x 11'6" (3.89 x 3.52)

Having a UPVC double glazed window to the front and radiator.

Kitchen/Diner

11'6" x 6'11" (3.52 x 2.11)

Fitted with wall and floor units, worktops incorporating a sink and drainer unit with mixer tap, a built in oven with stainless steel extractor over and UPVC double glazed window to the rear.

Lobby

5'4" x 3'0" (1.65 x 0.92)

With storage cupboard and external door to the rear garden.

Bathroom/WC

10'5" x 4'10" (3.20 x 1.48)

Comprising of a bath with electric shower over, pedestal wash basin, WC, heated towel rail, extractor fan and UPVC double glazed opaque window to the rear.

FIRST FLOOR

Landing

Having a UPVC double glazed opaque window to the side and access to the loft.

Bedroom One

13'1" x 11'6" (4.01 x 3.52)

Generous double bedroom with a UPVC double glazed window to the front, radiator and cupboard housing the combi gas central heating boiler.

Bedroom Two

14'11" x 8'0" red to 6'6" (4.57 x 2.46 red to 2.00)

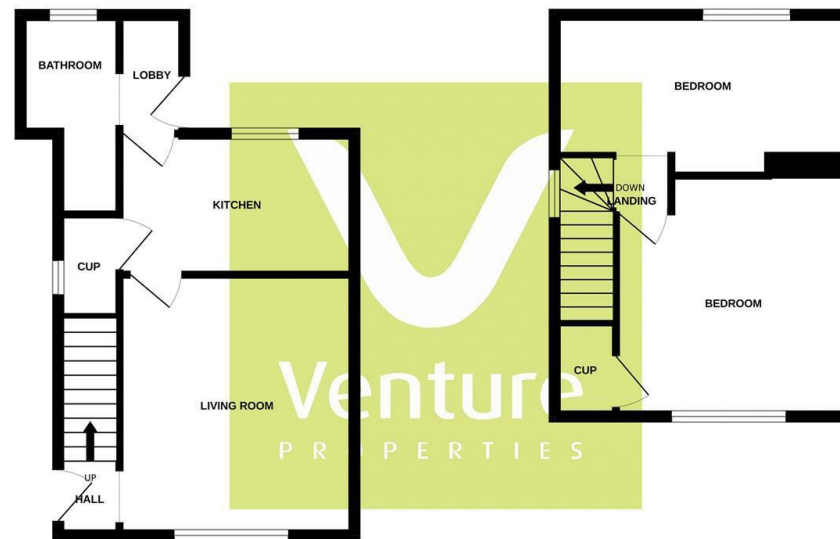
Further double bedroom with UPVC double glazed window to the rear and radiator.

EXTERNAL

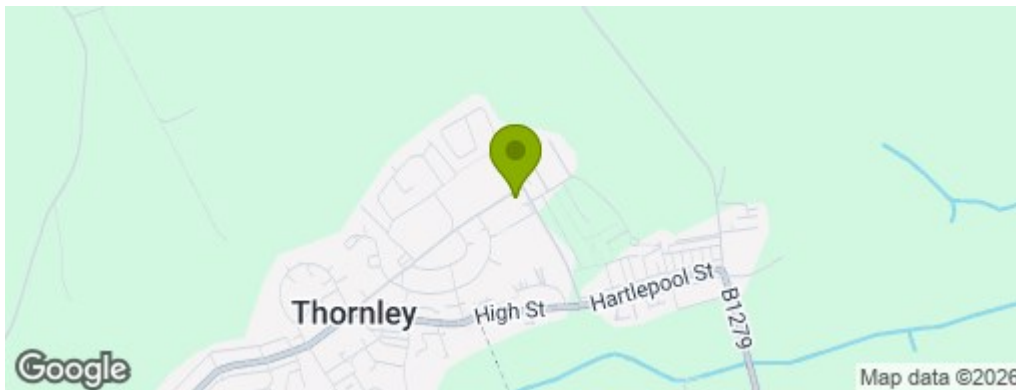
The property enjoys a large corner plot with gardens to the front, side and rear.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)

Energy Performance Certificate Grade C.

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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