



Hillcrest

High Shincliffe DH1 2PQ

Offers In The Region Of £375,000





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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Hillcrest

High Shincliffe DH1 2PQ

- Available with no chain involved
- EPC RATING - E
- Only 2 miles from Durham City

Nestled in the sought after village of High Shincliffe, this individual detached house offers a wonderful opportunity for those seeking a family home with ample potential. The Uplands is set on a large, mature plot extending to 0.26 acres providing potential for extension, allowing you to tailor the home to your specific needs and desires.

Situated in a sought after village location, this home offers the perfect balance of tranquility and accessibility. You will find yourself just a short distance from the vibrant city of Durham, with its rich history and cultural offerings. Additionally, the A1(M) is easily accessible, making commuting a breeze for those who work in nearby towns or cities.

With its combination of space, potential, and prime location, this is an opportunity not to be missed and early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Porch

With a glazed door to the hall.

Hall

Welcoming hallway with UPVC double glazed windows to the front and side, stairs leading to the first floor, an understairs storage cupboard and radiator.

WC

7'4" x 3'0" (2.25 x 0.93)

Comprising of a WC, hand wash basin, radiator, extractor fan and UPVC double glazed opaque window to the side.

- Large plot extending to 0.26 acres
- Sought after village location
- Easy access to the A1(M) for commuting



x 3



x 1



x 2

- Lots of potential to extend
- Mature gardens and double garage
- Three bedrooms

Living Room

19'7" x 11'11" (5.97 x 3.64)

Spacious reception room with three UPVC double glazed windows and a radiator.

Dining Room

11'11" x 11'11" (3.65 x 3.65)

Further well proportioned reception room with a UPVC double glazed window to the rear and radiator.

Kitchen

9'10" x 8'8" (3.00 x 2.66)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, an electric cooker, radiator, two UPVC double glazed windows, a storage cupboard and a pantry cupboard.

Rear Lobby

7'8" x 3'5" (2.36 x 1.05)

Having an opaque window to the side, recessed spot lighting, oil fired central heating boiler and external door to the side.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the front, a storage cupboard and loft access.

Bedroom One

11'11" x 11'11" (3.65 x 3.65)

Double bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom Two

11'11" x 11'11" (3.65 x 3.65)

Double bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom Three

9'10" x 6'11" (3.01 x 2.13)

Further well proportioned bedroom with a UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

7'7" x 5'6" (2.33 x 1.69)

Comprising of a bath, hand wash basin, radiator, storage cupboard and UPVC double glazed opaque window to the side.

WC

5'9" x 2'8" (1.77 x 0.82)

With WC and UPVC double glazed opaque window to the side.

EXTERNAL

The property enjoys a large, mature plot extending to 0.26 acres with a lengthy driveway which leads to the double garage. There are surrounding lawns with established borders and a covered patio area to the rear.

Double Garage

Having an electric roller door, power and lighting, along with a door to the garden.



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 inaccuracy. Prospective purchasers should satisfy themselves as to the suitability of any property purchased. 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

EPC RATING - TBC : COUNCIL TAX BAND - F : TENURE - FREEHOLD

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