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St. Marys Close, Shincliffe, DH1 2ND
3 Bed - House - Semi-Detached
O.I.R.O £330,000

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St. Marys Close Shincliffe, DH1 2ND

Superb property in the desirable Shincliffe Village area of Durham - not to be missed

Nestled within one of Durham City's most sought-after and highly regarded villages, this beautifully presented home enjoys a delightful position overlooking an attractive communal garden green, whilst offering easy access to Durham City Centre, Durham University buildings, excellent local schools, picturesque riverside walks and superb road links throughout the region.

Perfectly suited to a wide range of purchasers including professionals, families, downsizers and those seeking a peaceful village setting without compromising on convenience, the property combines a versatile layout with modern finishes and charming surroundings.

Occupying a pleasant plot, the home benefits from driveway parking leading to a single garage, together with a private enclosed rear garden enjoying a sunny aspect, creating the perfect space for outdoor relaxation and entertaining.

Internally, the accommodation is both spacious and thoughtfully arranged. The welcoming entrance hallway leads to a cloakroom/WC, whilst the impressive open-plan living and dining room provides an excellent social space with French doors opening directly onto the rear garden. A separate dining room offers flexibility and could equally serve as a home office or additional reception room. The stylish fitted kitchen is equipped with a quality range of contemporary units, complemented by integrated appliances and attractive work surfaces.

To the first floor, there are two generous double bedrooms, a well-proportioned single bedroom which could also function as a study, and a modern family bathroom fitted with a white suite and over-bath shower.

Rarely do properties become available in such a desirable Shincliffe Village location. Offering an enviable combination of village charm, excellent amenities and convenient city access, early viewing is strongly recommended to fully appreciate all that this delightful home has to offer.





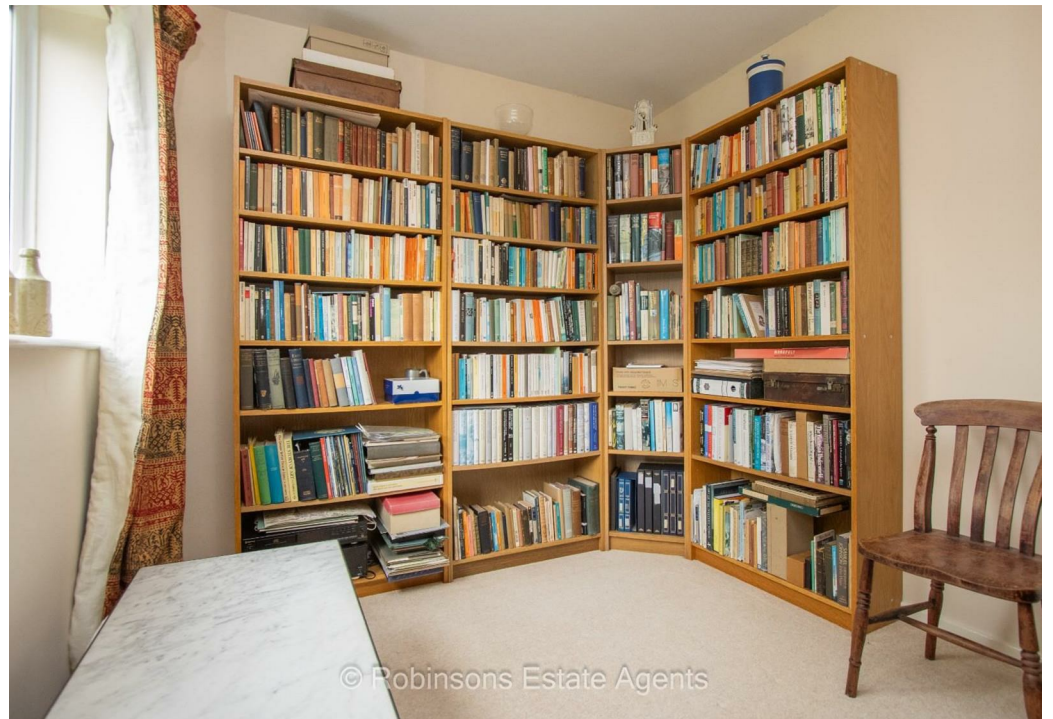
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Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Rights & Easements – Conservation area

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. Check with seller.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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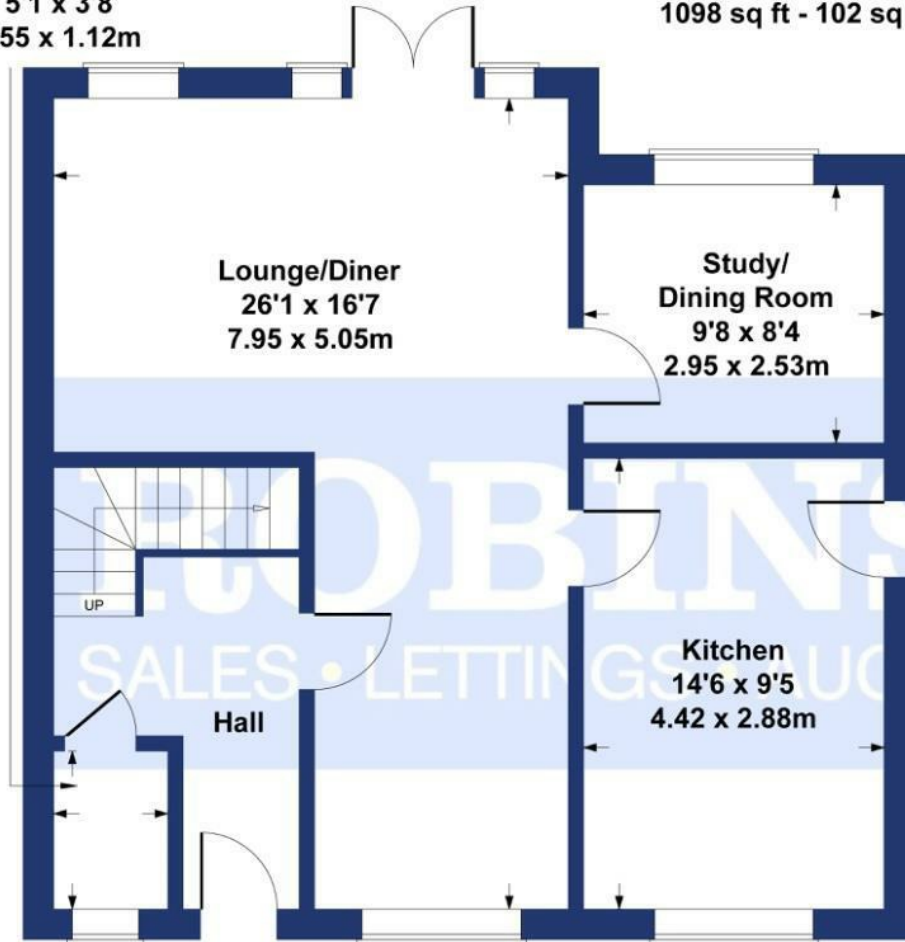
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St Marys Close

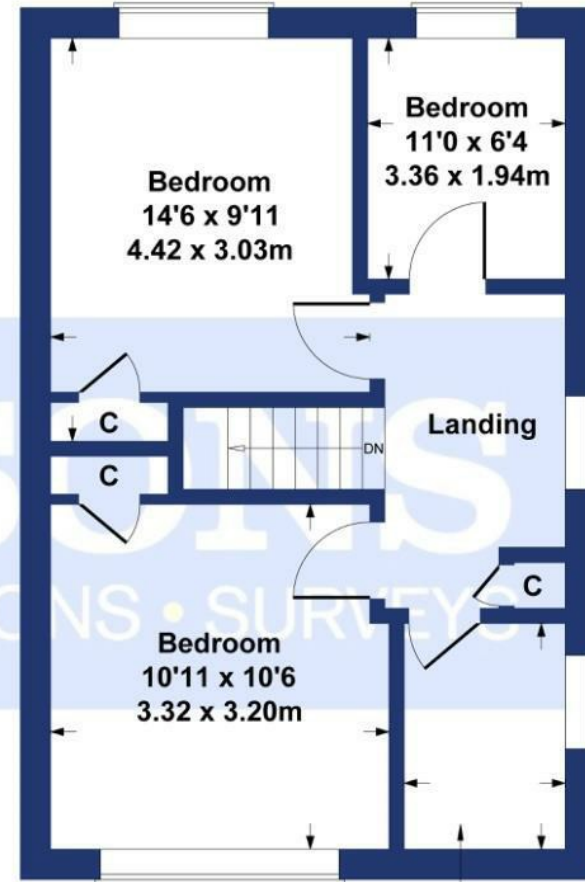
Approximate Gross Internal Area
1098 sq ft - 102 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WC
5'1 x 3'8
1.55 x 1.12m



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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