



Woodside, Shadforth, DH6 1LD
3 Bed - House - Semi-Detached
O.I.R.O £149,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

No Chain ** Large Private Garden ** Driveway & Garage ** Desirable Village Location ** Outskirts of Durham City **

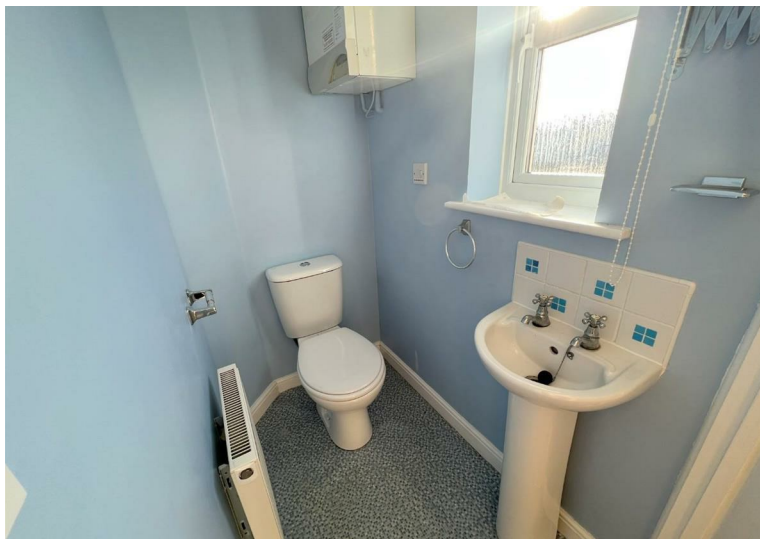
Situated in the highly regarded village of Shadforth, this attractive three-bedroom home enjoys a peaceful semi-rural setting while remaining just a short drive from Durham City and excellent transport links.

The well-planned accommodation briefly comprises an entrance hallway, cloakroom/WC, spacious kitchen dining room, and a comfortable lounge to the rear with French doors opening onto the garden. To the first floor there are three well-proportioned bedrooms and a family bathroom/WC.

Externally, the property benefits from driveway parking leading to a single garage. The rear garden is a particularly appealing feature, offering a generous size and a good degree of privacy, ideal for outdoor relaxation and family living. The home further benefits from double glazing and gas central heating.

Shadforth is a popular village located approximately five miles from Durham City, where a comprehensive range of shopping, leisure and cultural amenities can be found. The nearby A1(M) motorway interchange at Carrville provides excellent commuting links both North and South.

Early viewing is recommended to appreciate the location, space and lifestyle this home offers.



GROUND FLOOR

Entrance Hallway

Living Room

14'7 x 11'4 (4.45m x 3.45m)

Kitchen

13'6 x 11'5 (4.11m x 3.48m)

WC

4'7 x 3'0 (1.40m x 0.91m)

FIRST FLOOR

Bedroom

14'7 x 9'6 (4.45m x 2.90m)

Bedroom

9'7 x 7'10 (2.92m x 2.39m)

Bedroom

6'7 x 6'4 (2.01m x 1.93m)

Bathroom

8'3 x 5'4 (2.51m x 1.63m)

Garage

17'0 x 8'10 (5.18m x 2.69m)

Agent Notes

Council Tax: Durham County Council, Band B - Approx. £1984p.a
Tenure: Freehold
Estate Management Charge – None known

Property Construction – Standard
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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No.
Probate – NA
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.
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.

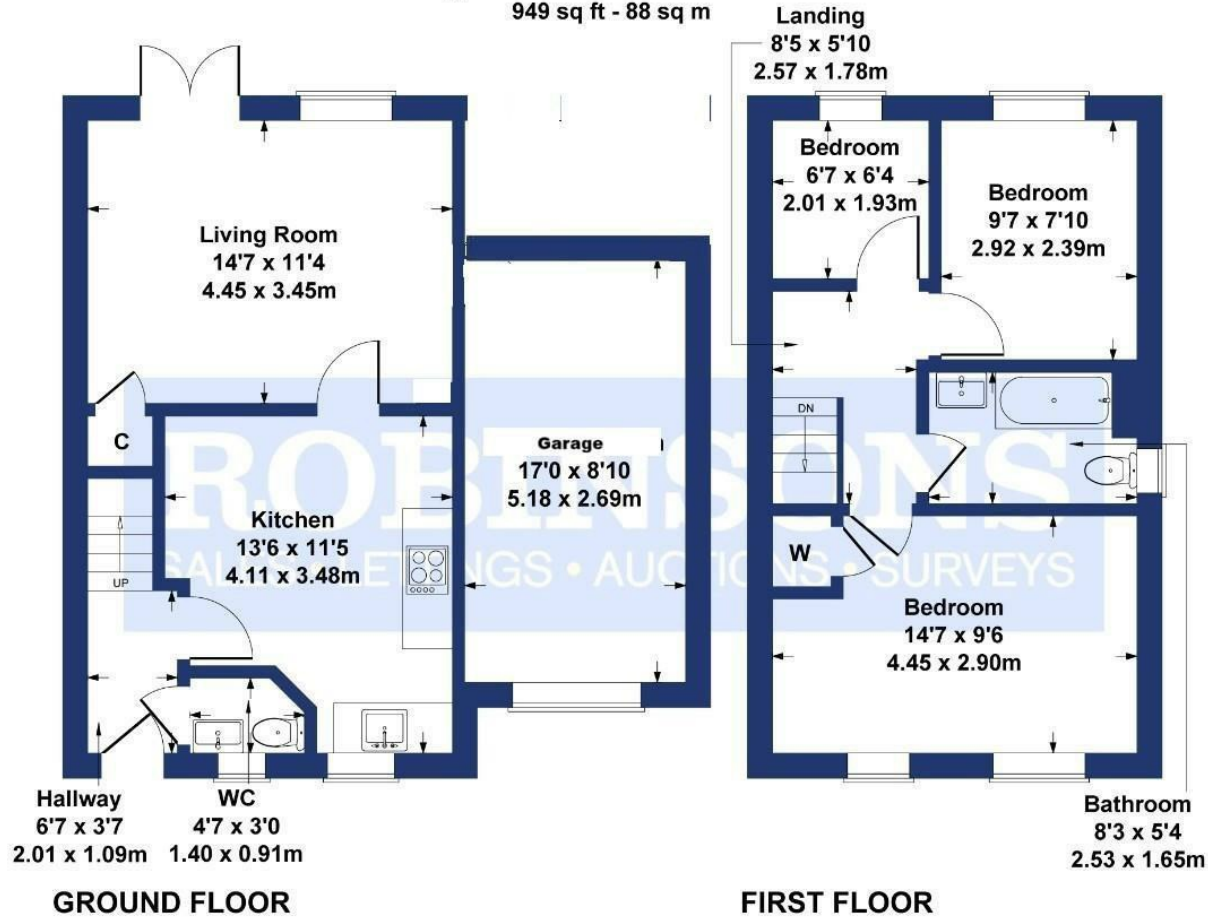
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Woodside

Approximate Gross Internal Area
949 sq ft - 88 sq m



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		
(81-91) B		87
(69-80) C	72	
(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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.