



Hill Meadows, High Shincliffe, DH1 2PE
3 Bed - House - Semi-Detached
£235,000

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Hill Meadows

High Shincliffe, DH1 2PE

* WELL PRESENTED * FANTASTIC POSITION * BEAUTIFUL KITCHEN AND BATHROOM * PRIVATE REAR GARDEN AND GARAGE * DOWNSTAIRS WC * EXTENDED * MUST BE VIEWED *

A much improved, spacious, and well presented three bedroom semi-detached with lovely outlook, private rear garden, and garage.

The property has a floorplan which briefly comprises of: entrance porch, inner lobby with stairs to first floor, downstairs WC, welcoming 'L' shaped lounge with dual aspect windows allowing for ample natural light, conservatory/study area, and a large, extended fitted kitchen with dining area and patio doors to rear garden. On the first floor there are three bedrooms and a wonderfully re-fitted bathroom suite. Externally, the property occupies a nice plot with outlook across open green. There is a front garden, enclosed rear garden, and garage.

High Shincliffe is a highly regarded and sought after location, providing a peaceful setting, whilst being on the doorstep to the City centre. Whilst being within easy reach of the city and major road links like the A1(M) & A19 north and south, there is an array of countryside with riverside walks close by.

Local amenities within the area include the well regarded Rose Tree Seven Stars and Avenue public houses/restaurants and local cafe.

The surrounding countryside offers many miles of trails for walking, riding, and cycling through woodland, fields and along the banks of the river Wear. Durham City offers a great mix of history, culture, shops, bars, and restaurants.











GROUND FLOOR

Entrance Porch

Inner Hallway

Lounge

23'4 x 15'5 max (7.11m x 4.70m max)

Dining Kitchen

16'8 x 12'7 (5.08m x 3.84m)

Conservatory

8'11 x 4'11 (2.72m x 1.50m)

Downstairs WC

FIRST FLOOR

Landing

Bedroom One

13'4 x 8'11 (4.06m x 2.72m)

Bedroom Two

12'8 x 8'10 (3.86m x 2.69m)

Bedroom Three

9'1 x 7'5 (2.77m x 2.26m)

Bathroom

9'1 x 5'3 (2.77m x 1.60m)

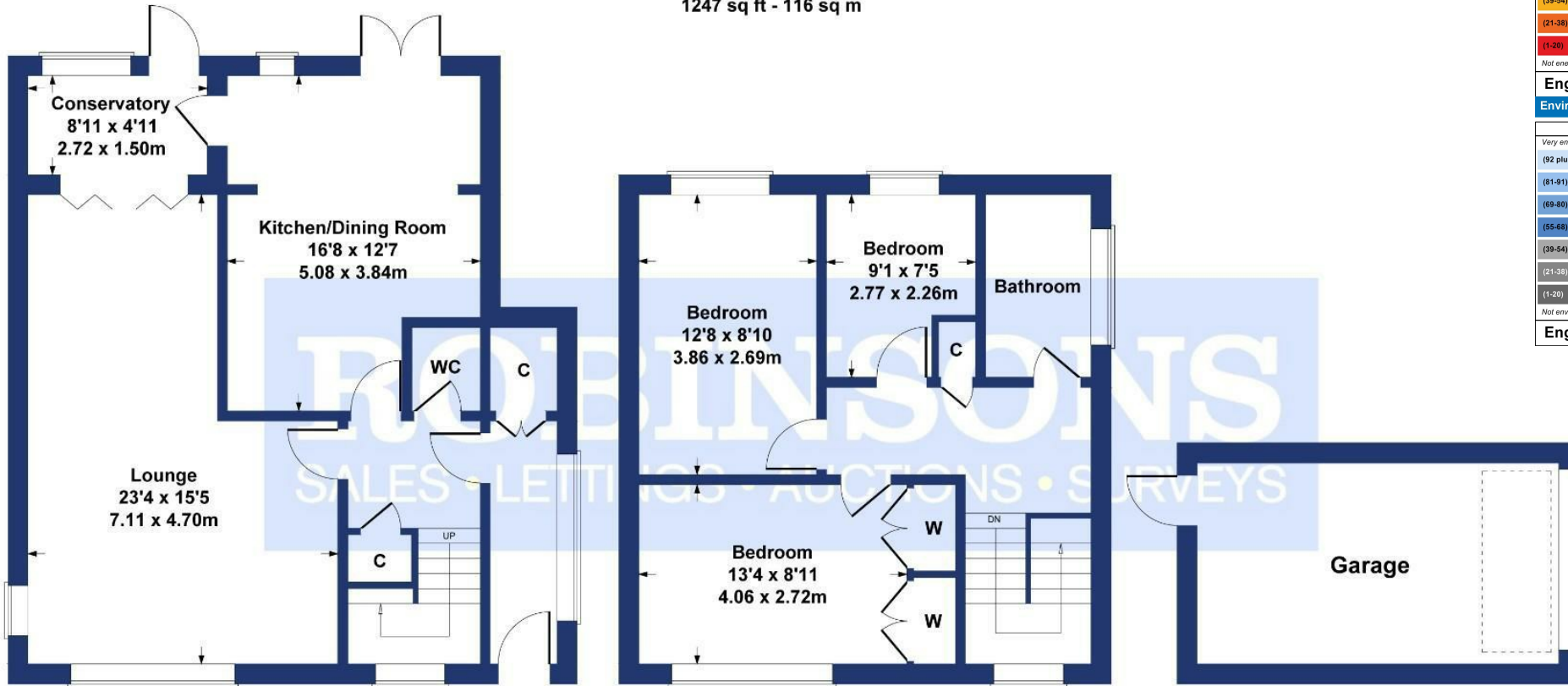
Council Tax Band D - Approx. £2071 PA

Tenure - Freehold



Hill Meadows

Approximate Gross Internal Area
1247 sq ft - 116 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. 2020

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		

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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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