



Lindisfarne, High Shincliffe, DH1 2PH
3 Bed - Bungalow - Detached
Offers In The Region Of £250,000

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*** NO CHAIN * PLEASANT POSITION * SPACIOUS * RARELY AVAILABLE * GOOD FURTHER POTENTIAL * GARDENS, PARKING & DETACHED GARAGE * DOUBLE GLAZING & GCH VIA COMBI ***

Occupying a pleasant position, in this lovely cul de sac, we offer to the market with the benefit of no onward chain, this exceptionally spacious detached bungalow.

Rarely available to the open market, this property offers potential purchasers the opportunity to live in a traditionally highly sought after village on the outskirts of Durham City.

Internally the property briefly comprises: entrance hallway, three bedrooms, bathroom/WC, lounge, dining room and kitchen. Externally there are gardens to the front and rear, spacious driveway and detached garage.

Lindisfarne occupies a pleasant position within the much sought after and well established residential area of High Shincliffe. High Shincliffe lies approximately 2 miles from Durham City Centre, where there are a comprehensive range of shopping and recreational facilities and amenities available. Within walking distance is Shincliffe Church of England Primary School, while Durham School and Durham High School for Girls lie within easy driving distance of the village. It is also well placed for commuting purposes, as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to other regional centres.



Entrance Hallway**Lounge**

16'0 x 11'07 (4.88m x 3.53m)

Dining Room

9'10 x 8'02 (3.00m x 2.49m)

Kitchen

12'10 x 8'04 (3.91m x 2.54m)

Bedroom

8'10 x 8'07 (2.69m x 2.62m)

Bedroom

11'08 x 10'11 (3.56m x 3.33m)

Bedroom

10'11 x 8'01 (3.33m x 2.46m)

Bathroom/WC

7'11 x 8'02 (2.41m x 2.49m)

Tenure - Freehold**Council tax band**

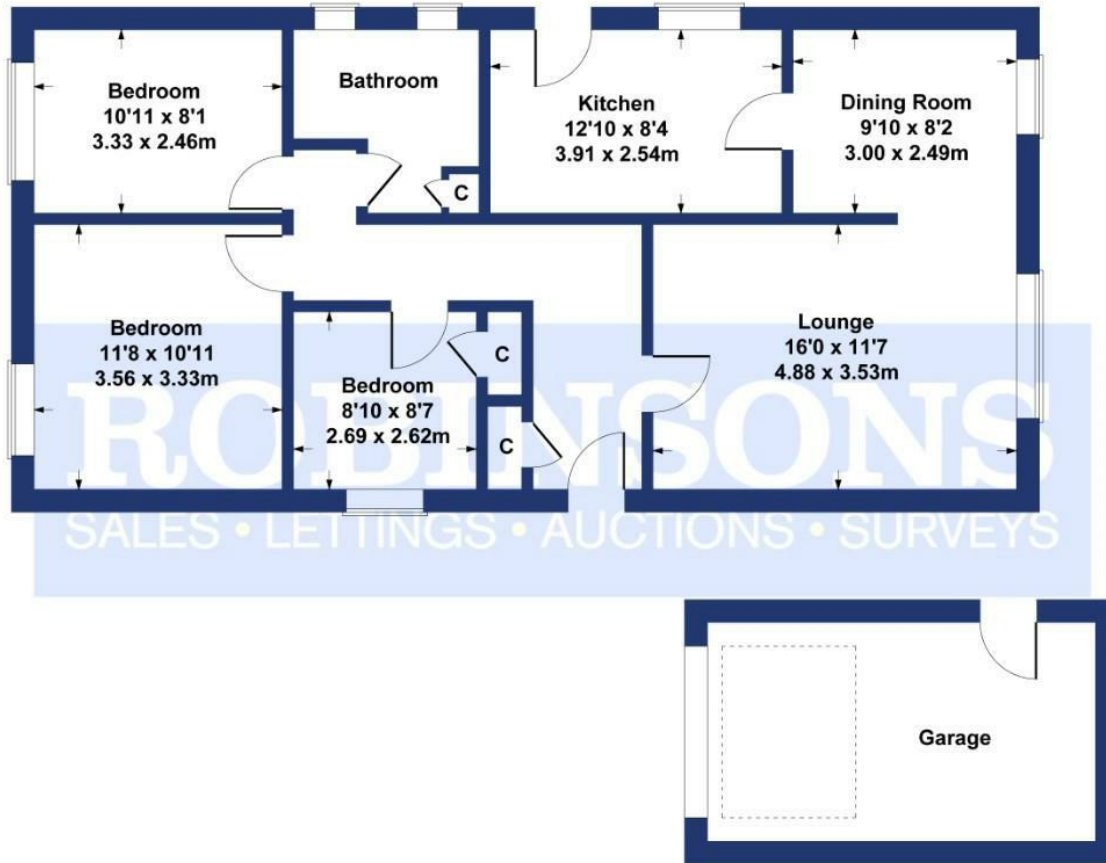
Council tax band D, approx £2071 pa





Lindisfarne

Approximate Gross Internal Area
876 sq ft - 81 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
		61
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.