



## 3 bed semi-detached house to buy in DH6

South Avenue, Shadforth, Durham,  
Durham, DH6 1LB

**£110,000** Starting Bid

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ No Chain
- ✓ Fantastic Views
- ✓ Great Location
- ✓ 3 Bedroom Semi Detached
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

To be sold via Online Auction **\*\*Seller open to offers\*\***

This charming, semi-detached property is now available for immediate sale with no chain in the tranquil, highly sought-after locale of Shadforth, Durham. The house offers a combination of exquisite comfort and practical layout, with 3 well-sized bedrooms, a sophisticated reception room, and a contemporary bathroom.

Upon entering this inviting home into a hallway, access of the ground floor living seemingly flows. A large living room with a front facing window, offers gorgeous open countryside views of the rolling hills in the distance, and will appeal to many. The neutrally decorated, living room features a fireplace with marble hearth and wooden surround. A study to the front elevation is an ideal room for the ever growing family to offer space for a multitude of uses such as a secondary lounge, office or playroom.

To the rear of the property sits the charming country style kitchen and dining area, perfect, for both everyday living and entertaining. The kitchen is fitted with a range of light-wood effect cabinets, complemented by dark worktops that provide ample preparation space. A large window overlooks the attractive rear garden, flooding the room with natural light. Integrated appliances, a stainless steel extractor, and space for laundry facilities add practicality and convenience. The adjoining dining area is an ideal spot for breakfasting and family meals. This well-maintained kitchen diner combines functionality with character, offering a comfortable and sociable heart to the home.

To the first floor there are 3 well sized bedrooms, both the front facing rooms benefit from built in wardrobes.

A bright and spacious bathroom offers a clean and functional layout, featuring a full-size bathtub with overhead shower and glass screen. The room is tastefully finished with neutral tiling and subtle patterned detailing, creating a light and airy atmosphere. A pedestal wash basin and close-coupled WC provide practicality, while natural wood accents including useful storage, add a touch of warmth and character. A large frosted window allows for plenty of natural light while maintaining privacy.

The property benefits from a secondary W/C.

Externally, the property offers plenty of space. To the front, a stone wall marks the boundary of the front garden, laid with lawn, and steps with handrail allow for a pathway up to the property. The rear garden is of a good size, laid with lawn, offering the potential for many who enjoy outdoor activities to put their personal stamp on.

Situated in Shadforth, a delightful and very popular village just outside Durham city centre, this home enjoys easy access to a host of nearby village amenities, including shops, schools, and green recreational spaces. Set in the stunning surroundings of the County Durham countryside, just 3 miles East of Durham City and 9 miles West of the coast, sits this quiet and picturesque village.

Ideal for first-time buyers, families looking for more space, or investors alike, this property offers an exciting opportunity in a fantastic location. Enquire now to arrange a viewing and avoid disappointment.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

## External



## Living Room

3.80m x 4.35m (12'5" x 14'3")



## Kitchen/ Dining Room

2.00m x 7.00m (6'6" x 22'11")



## Study

3.00m x 3.00m (9'10" x 9'10")



## Bedroom 1

3.855m x 3.50m (12'7" x 11'5")



## Bedroom 2

2.90m x 2.70m (9'6" x 8'10")

## Bedroom 3

3.00m x 2.46m (9'10" x 8'0")



## Bathroom

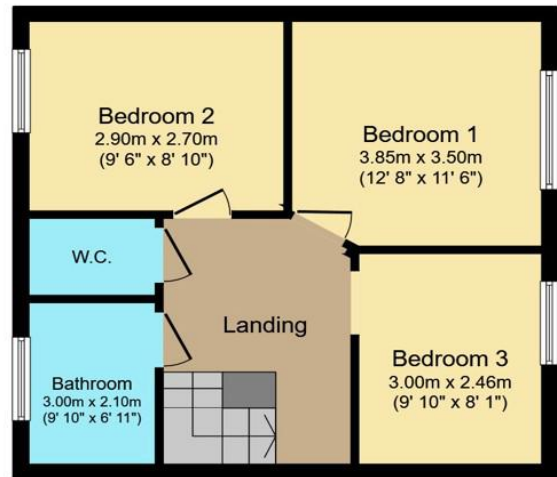
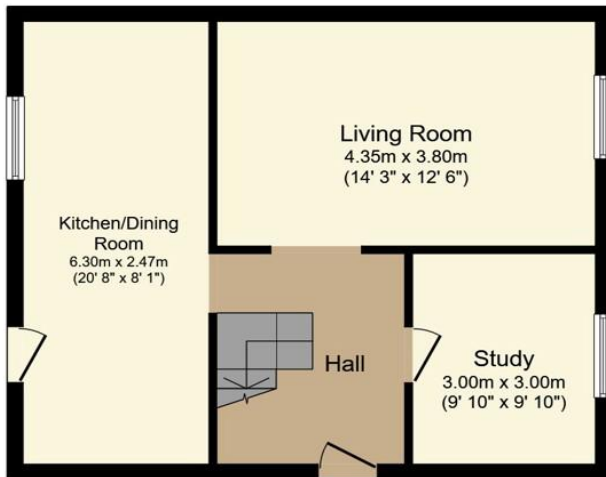
3.00m x 2.10m (9'10" x 6'10")



## WC

0.90m x 1.70m (2'11" x 5'6")





**Total floor area: 91.8 sq.m. (988 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

South Avenue, Shadforth, Durham, Durham, DH6 1LB

Contact your local branch today for more information on this property:  
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