



31 North Side

Shadforth DH6 1LJ

£290,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Shadforth DH6 1LJ



- No chain involved
- EPC RATING - D
- Large double garage

- Sought after location
- Lots of potential
- Spacious throughout

- Unique detached home
- Generous mature garden
- Two double bedrooms and large additional room

Situated within the desirable village of Shadforth overlooking the village green, Venture Properties are delighted to have the rare opportunity to purchase with NO ONWARD CHAIN this unique home, with generous gardens and large double garage. This lovely property is in need of some modernisation, allowing the new owner to add their own stamp to create a dream home.

The spacious floor plan comprises of a generous living room with feature fireplace, a further reception room which can be used to suit the needs of any buyer, a family sized kitchen with space to dine and a pantry, an inner hallway and ground floor bathroom/WC. To the first floor there are three double bedrooms, one accessed via bedroom two. Externally there is a generous, mature garden to the rear and side, along with a large detached double garage/workshop.

Shadforth is a sought after semi rural village approximately 5 miles from Durham City Centre. It is well placed for commuting purposes as it lies within a short drive of the A1(M) Motorway Interchange at Carrville and is also within easy driving distance of the A(19) providing access to Teesside and Wearside.

Viewing is highly recommended.

GROUND FLOOR

Living Room

23'0" x 14'4" exc bay (7.02 x 4.39 exc bay)

A large reception room with UPVC double glazed bay window, feature fireplace with open grate fire, parquet flooring, radiato, staircase leading to the first floor and understairs cupboard.

Inner Hall

With an opaque window to the rear and access to the kitchen and bathroom/WC.

Kitchen

15'10" x 11'6" (4.85 x 3.51)

Family sized kitchen with a range of storage, a stainless steel sink unit, gas cooker, plumbing for a washing machine, tiled flooring, combi gas central heating boiler, radiator, UPVC double glazed window to the rear and external door to the rear garden. There is also a pantry with shelving and window to the rear.

Dining Room/Sitting Room

12'2" x 12'0" plus bay (3.72 x 3.67 plus bay)

A further spacious reception room which can be used to suit the needs of any purchaser. Having a UPVC double glazed bay window to the front, a UPVC double glazed window to the side, radiator and storage cupboard.

Bathroom/WC

9'10" x 5'4" (3.00 x 1.64)

Comprising of a bath with electric shower over, wash

basin, WC, radiator and UPVC double glazed opaque window to the rear.

FIRST FLOOR

Landing

With a UPVC double glazed window having an outlook over fields to the rear.

Bedroom One

14'4" x 9'7" (4.39 x 2.93)

Generous double bedroom with a UPVC double glazed window to the front, radiator and access to the loft.

Bedroom Two

12'8" x 10'10" (3.87 x 3.32)

Double bedroom with a UPVC double glazed window to the front, radiator and feature fireplace.

Additional Room

15'1" x 12'4" (4.61 x 3.76)

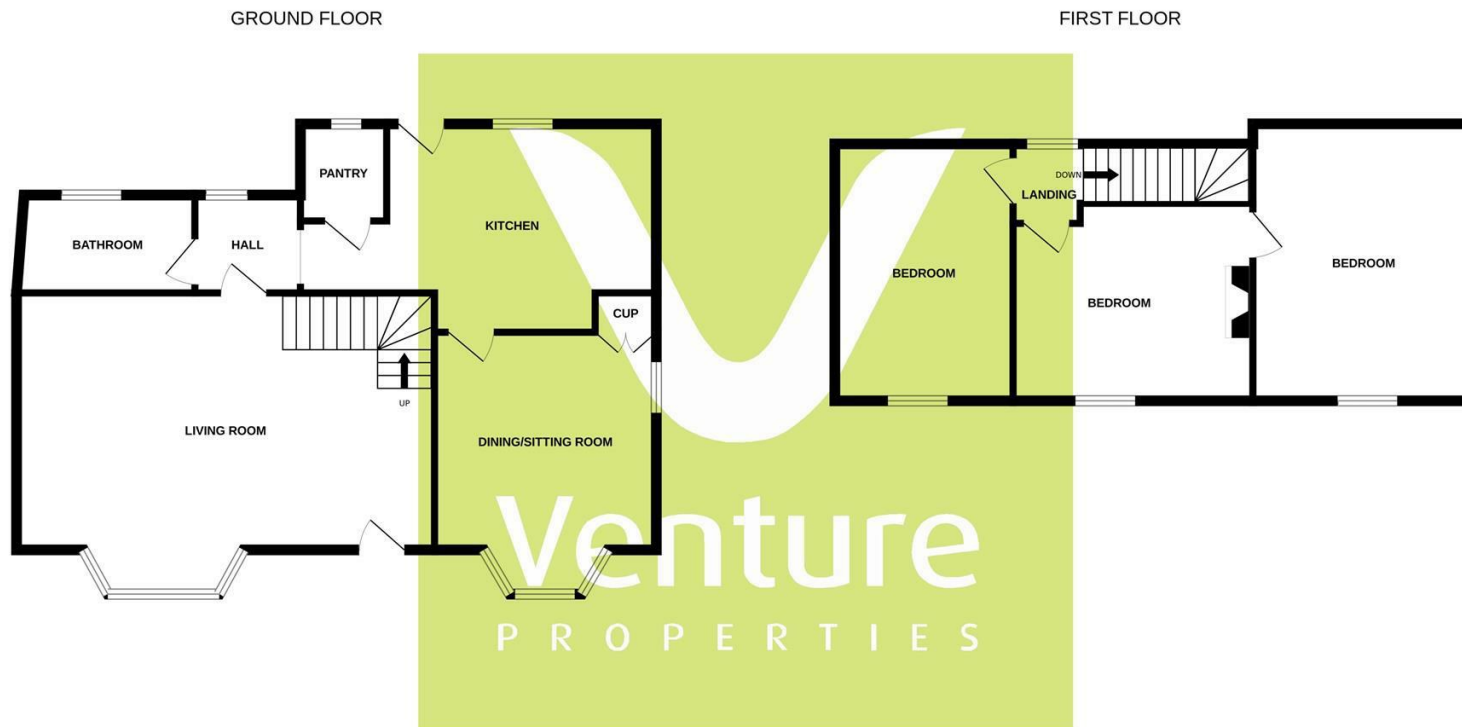
Accessed via bedroom two, this large room has a UPVC double glazed window to the front, airing cupboard and radiator.

EXTERNAL

The property enjoys a generous plot with mature gardens having a good degree of privacy.

Double Garage

Large detached double garage situated to the side of the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: E Annual price: £3118 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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