



Beal Walk, High Shincliffe, DH1 2PL
3 Bed - Bungalow - Detached
O.I.R.O £310,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Beal Walk

High Shincliffe, DH1 2PL

Stunning Detached Bungalow ** Very Popular Location ** Close to Durham City, Cycle & Walking Routes ** Lovely Setting ** Upgraded Throughout ** Double Glazing & GCH Via Combination Boiler ** Electric Garage Door ** Parking & Gardens ** Must Be Viewed **

The floor plan comprises: entrance, stunning fitted kitchen and dining room with double doors opening to the comfortable living room which overlooks the garden. There are three bedrooms and re-fitted bathroom/wc which has a separate shower cubicle. Outside the property occupies a pleasant position with gardens to three sides, parking via driveway and detached larger than usual garage.

High Shincliffe is a highly regarded and sought after location, providing a peaceful setting whilst being close to Durham City. 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 also easily accessible.

Local amenities close by include the Busy Bees cafe and the well regarded Rose Tree and Seven Stars public houses/restaurants.

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.











Entrance Hall

Living Room

15'11 x 12' (4.85m x 3.66m)

Dining/Kitchen

22'7 x 7'11 (6.88m x 2.41m)

Bathroom

8'5 x 8'2 (2.57m x 2.49m)

Bedroom

12'2 x 9' (3.71m x 2.74m)

Bedroom

11'1 x 10'10 (3.38m x 3.30m)

Bedroom

9'4 x 9'4 (2.84m x 2.84m)

Garage

23'5 x 8'9 (7.14m x 2.67m)

With up and over door, power, light, double glazed window and side access door.

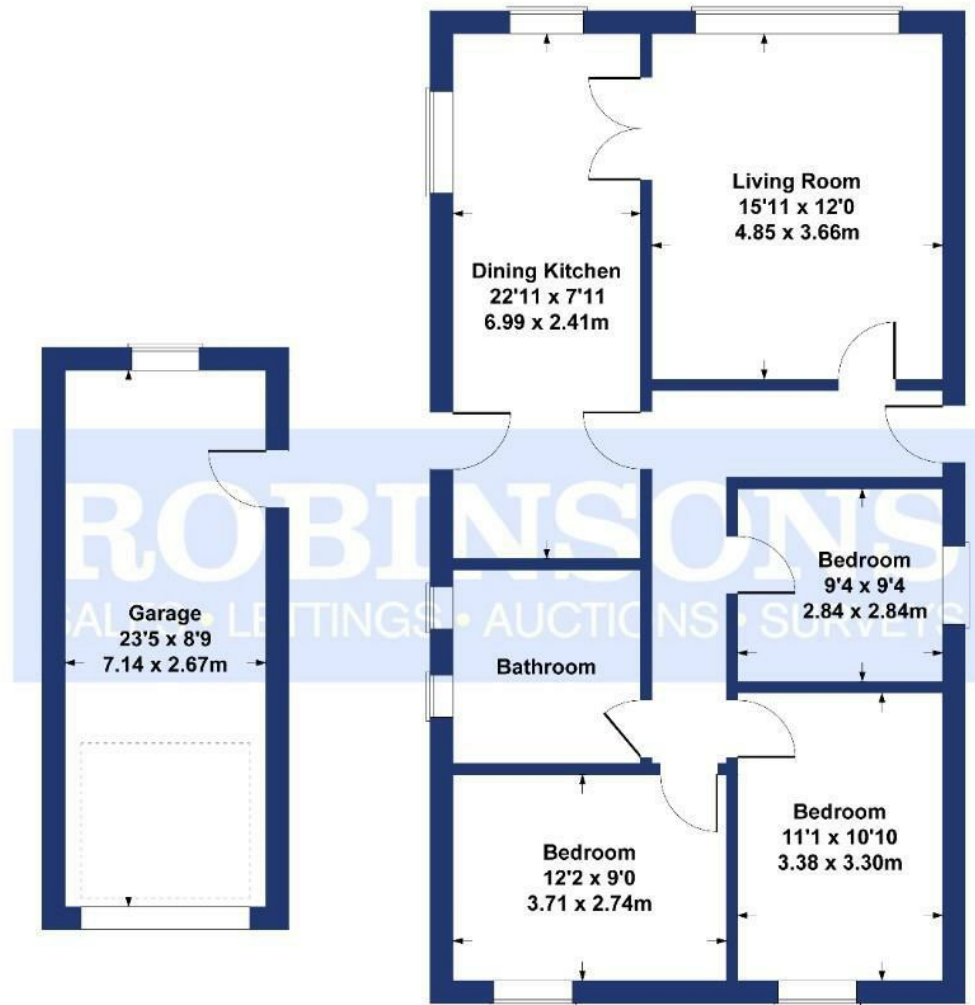
Tenure - Freehold

Council Tax Band D - Approx. £2138 PA



Beal Walk

Approximate Gross Internal Area
1087 sq ft - 101 sq m



GARAGE

GROUND 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div>89</div> <div>64</div>
(81-91) B		
(69-80) C		
(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

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



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

