



Briardene

Esh Winning DH7 9LZ

£75,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- No onward chain
- EPC RATING - D
- Edge of village location

- Three well proportioned bedrooms
- Large open plan living and dining area
- Ground floor WC

- Spacious throughout
- Front and rear gardens
- Ideal investment opportunity with potential rental income up to £700 PCM

Available for sale with no chain involved, this spacious semi detached house is located towards the edge of the popular village of Esh Winning, surrounded by local countryside and with good road and public transport links for commuting.

The property is ideal for growing families or buy to let investors, with potential rental income of up to £700 PCM. The floor plan comprises of an entrance hall with storage room, large open plan living and dining room, kitchen and rear lobby with ground floor WC. To the first floor are three generously proportioned bedrooms and bathroom/WC. Externally there are lawned gardens to the front and rear.

GROUND FLOOR

Entrance Hall

With tiled flooring, storage cupboard and stairs to the first floor.

Storage Room

6'3" x 5'0" (1.92 x 1.53)

An ideal space for storage.

Open Plan Living and Dining Room

21'7" x 10'11" (6.59 x 3.35)

A generous double aspect reception room with windows to the front and rear, two radiators and laminate flooring.

Kitchen

9'11" x 8'2" (3.03 x 2.49)

Fitted with base and wall units having contrasting worktops incorporating a stainless steel sink unit with mixer tap, built in oven with gas hob, plumbing for a washing machine, window to the rear, tiled flooring and radiator.

Rear Lobby

With UPVC double glazed door leading to the rear garden.

Downstairs WC

With WC, pedestal hand wash basin, radiator and tiled flooring.

FIRST FLOOR

Landing

With loft hatch, shelved cupboard and storage cupboard housing the gas central heating boiler.

Bedroom One

11'2" x 10'4" (3.42 x 3.15)

Generous double bedroom with window to the rear and radiator.

Bedroom Two

10'4" x 9'9" (3.16 x 2.99)

Double bedroom with a window to the front and radiator.

Bedroom Three

10'9" x 6'6" (3.29 x 1.99)

Further well proportioned bedroom with a window to the front and radiator.

Bathroom/WC

7'3" x 5'3" (2.21 x 1.62)

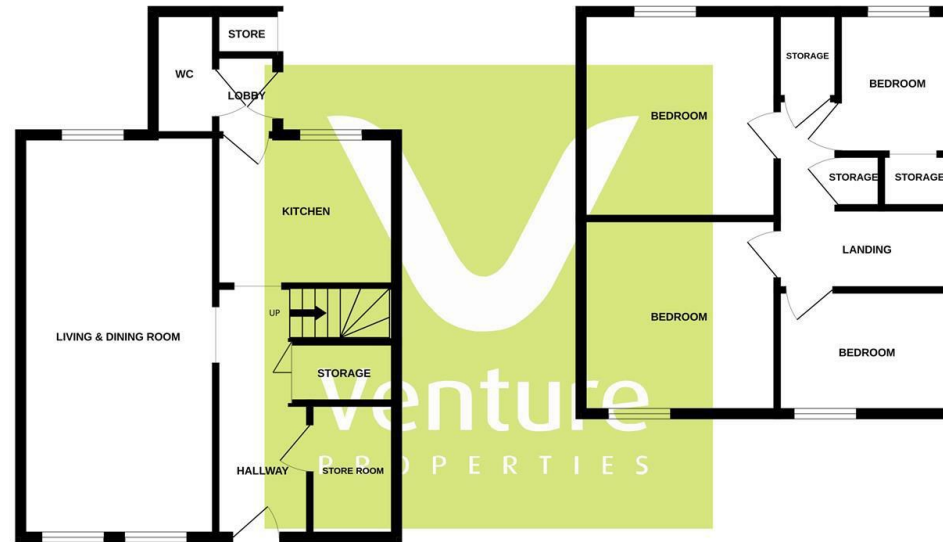
Comprising of a bath with electric shower over, pedestal wash basin, WC, clad walls, storage cupboard and opaque window to the rear.

EXTERNAL

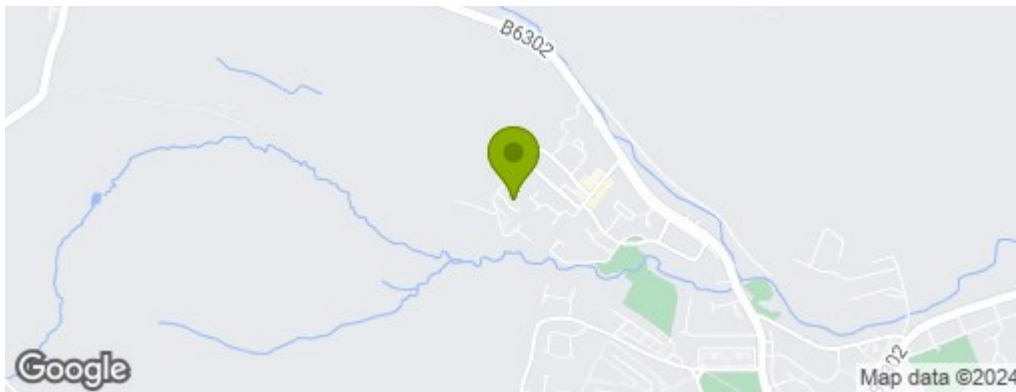
To the front of the property is an open plan lawned garden, whilst to the rear is a fence enclosed, lawned garden and off street parking.

GROUND FLOOR

FIRST FLOOR



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

EPC RATING - D : TENURE - FREEHOLD : COUNCIL TAX BAND - A

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