



Ridding Court

Esh Winning DH7 9HY

Offers In The Region Of £89,950





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 chain involved
- EPC RATING - D
- Spacious kitchen and breakfast room

- Large corner plot
- Three well proportioned bedrooms
- In need of some modernisation

- Cul de sac location
- Large open plan living and dining room
- Lots of potential

Venture Properties are delighted to offer the opportunity to purchase with no chain involved, this three bedroom semi detached house with large gardens, situated in a cul de sac location close to the village centre. The property offers generous and well proportioned accommodation throughout that would be ideal for first time buyers and growing families.

The spacious floor plan comprises of entrance hall leading to an open plan living and dining room, a fitted kitchen with space for a table and chairs, a side lobby with storage/utility area. To the first floor there are three well proportioned bedrooms and a shower room/WC. Externally the large rear garden extends out to the side of house and offers lots of potential.

Ridding Court is located within walking distance to a range of local amenities including schools and shops. It has good public transport and road links for commuting and easy access to countryside.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor, storage cupboard and radiator.

Living and Dining Room

22'11" x 11'5" (6.99 x 3.50)

Spacious open plan reception room with two UPVC double glazed windows to the rear, feature fireplace housing an electric fire, coving and two radiators.

Kitchen and Breakfast Room

13'3" x 8'9" (4.05 x 2.68)

Fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over,. Further features include a UPVC double glazed window to the front, a radiator and a pantry cupboard which houses the combi gas central heating boiler. There is ample space for a dining table.

Lobby

With a UPVC door to the rear garden. Also having a utility/store room which has fitted units and a window to the front.

FIRST FLOOR

Landing

With a UPVC double glazed window to the front and access to the loft.

Bedroom One

15'0" x 9'5" (4.59 x 2.88)

Generous double bedroom with a UPVC double glazed window to the rear, wardrobe and radiator.

Bedroom Two

13'2" x 7'11" (4.03 x 2.42)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

9'11" x 6'11" (3.03 x 2.13)

Further well proportioned bedroom with a UPVC double glazed window to the side and radiator.

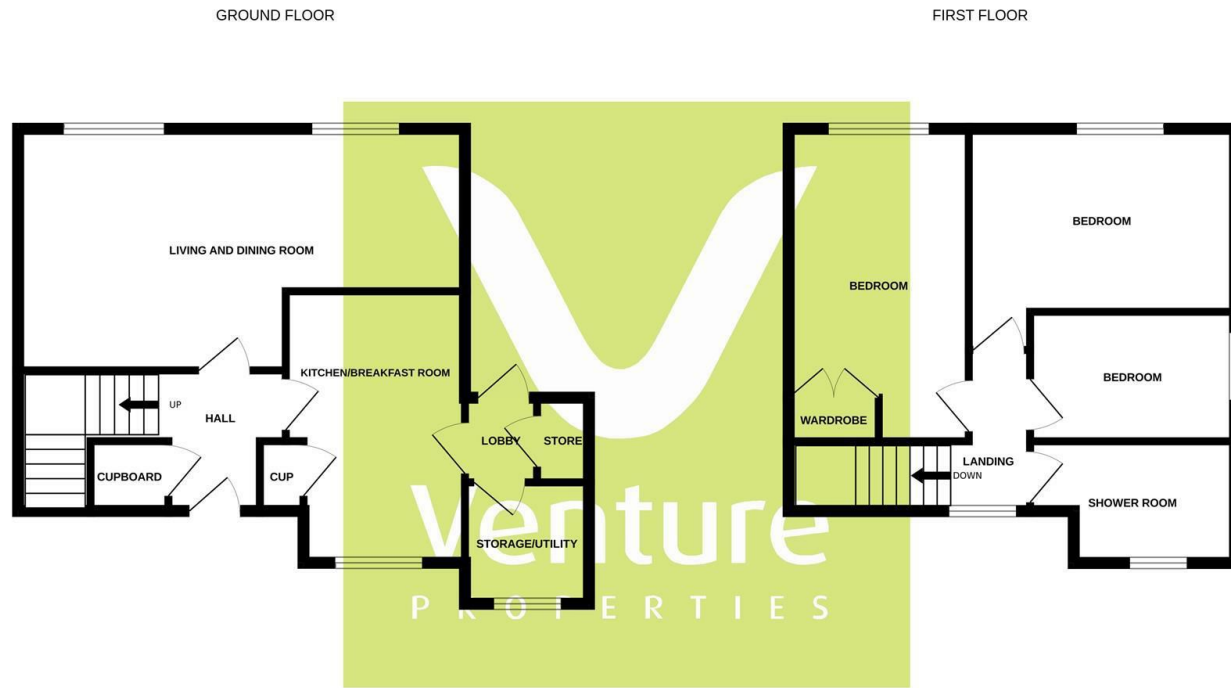
Bathroom/WC

10'0" x 5'7" (3.05 x 1.72)

Comprising of a walk-in cubicle with electric shower, pedestal wash basin, WC, tiled splashbacks, radiator and UPVC double glazed opaque window to the front.

EXTERNAL

The property enjoys a corner plot with very generous enclosed garden to the rear and side, as well as a further lawn to the front.



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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