



Green Court

Esh DH7 9RY

Offers In The Region Of £275,000





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.



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.

Green Court

Esh DH7 9RY



- Much improved by the current owners
- EPC RATING - E
- Beautifully presented

- Superb 29ft open plan kitchen and dining room
- Cul de sac position
- Stylish refitted bathroom and ground floor WC

- Three double bedrooms
- Sought after village location
- Impressive family home

Situated in a rarely available and sought after cul de sac within the village of Esh, Venture Properties are delighted to offer for sale this spacious three bedroom semi detached property with garage and gardens. Having been much improved by the current owners and beautifully presented, early viewing is highly recommended to avoid disappointment.

The spacious floor plan comprises of an entrance porch and hallway with WC, a living room, impressive open plan kitchen and dining room which is perfect for modern living and entertaining and opens to a garden room having double doors to the garden. To the first floor are two generous double bedrooms each with wardrobes, further good sized double bedroom and stylish refitted family bathroom. Externally there is a triple driveway for off street parking, garage with electric roller door and an enclosed, rear garden which is not directly overlooked.

Esh Village offers local amenities including two highly regarded primary schools, as well as a village pub. There are good road links and a public transport service to surrounding villages, whilst Durham City is located just under 6 miles away.

GROUND FLOOR

Entrance Porch

Entered via recently fitted composite door. With coving and an internal door to the hall.

Hall

With recently installed staircase leading to the first floor, radiator and understairs shelving and storage.

WC

Refitted with a WC, hand wash basin set to a vanity unit and UPVC double glazed opaque window to the side.

Living Room

13'10" x 13'10" (4.24 x 4.22)

Spacious reception room with a UPVC double glazed window to the front and radiator.

Open Plan Kitchen and Dining Room

29'1" x 8'11" (8.87 x 2.72)

The current vendors have created this superb open plan kitchen and dining room, which is perfect for modern living and must be seen for full appreciation.

The kitchen has been comprehensively refitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer with mixer tap, a built in oven and hob with stainless steel extractor over, as well as an integrated fridge, freezer and dishwasher. Further features include patio doors to the garden room, two UPVC double glazed windows to the rear, external door to the garden, an internal door to the garage, feature lighting, two wall panel radiators.

Garden Room

12'0" x 9'8" (3.67 x 2.97)

With double glazed windows, radiator, recessed spotlighting and double doors to the garden.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side and loft hatch which has retractable ladder access and is boarded for storage.

Bedroom One

12'1" x 12'0" (3.70 x 3.67)

Generous double bedroom with a a UPVC double glazed window to the rear, a radiator, built in wardrobes and a storage cupboard

Bedroom Two

12'0" x 8'11" (3.67 x 2.74)

Double bedroom with a UPVC double glazed window to the front, fitted wardrobes and a radiator.

Bedroom Three

9'0" x 8'0" (2.75 x 2.45)

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

Bathroom/WC

7'11" x 5'6" (2.43 x 1.70)

Stylish refitted bathroom comprising of a panelled bath with mains fed shower over, hand wash basin set to a vanity unit and WC. Having an illuminated vanity cabinet, stainless steel heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the front.

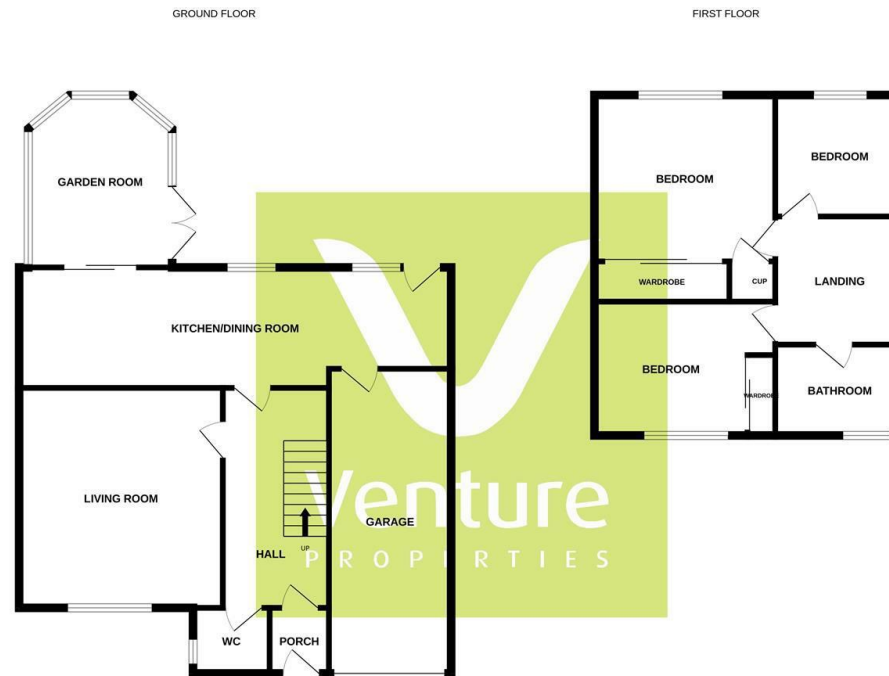
EXTERNAL

To the front of the property is a triple driveway for off street parking, whilst to the rear is an enclosed garden enjoying a good degree of privacy, not being directly overlooked. Having two patio areas, lawn and well stocked borders.

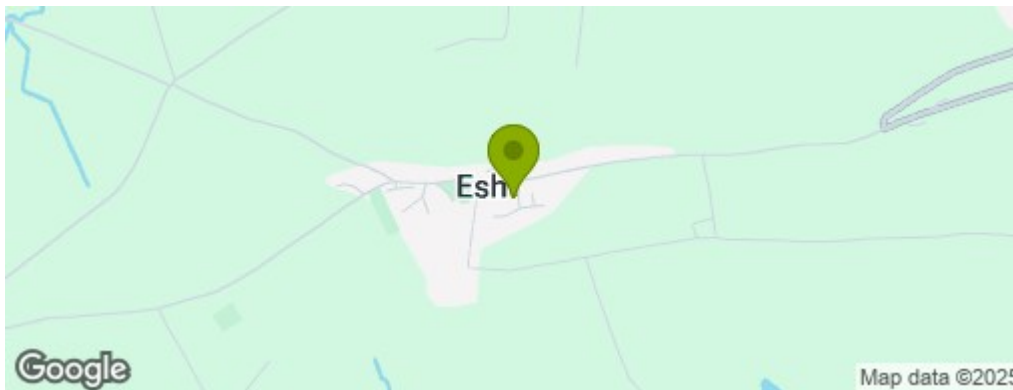
Garage

19'5" x 8'4" (5.92 x 2.56)

With an electric roller door, power and lighting, fitted storage units, plumbing for a washing machine, tumble dryer space and internal door to the kitchen. Also housing the anthracite central heating boiler.



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.
Made with Metropix ©2025



Property Information

Tenure: Freehold

Electricity: Mains

Heating: Oil

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 56 Mbps. Highest available upload speed 12 Mbps.

Mobile Signal/coverage: Likely with all major providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,268 (Maximum 2025)

Energy Performance Certificate Grade E

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.

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com