



Ridding Road

Esh Winning DH7 9HX

Offers In The Region Of £120,000





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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Ridding Road

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- No chain involved
- EPC RATING - D
- Master bedroom with dressing room

- Extended and much improved
- Two reception rooms
- Further double bedroom

- Corner plot
- Comprehensively fitted kitchen
- Combi gas central heating and UPVC double glazing

Venture Properties are delighted to provide the opportunity to purchase with no chain involved, this semi detached house which has been extended and much improved. The property enjoys a lovely corner plot in a highly sought after location.

Suitable for a variety of purchasers, the spacious floor plan comprises of an entrance hall leading to a generous living room with fireplace, dining room with french doors opening to the rear garden and an extended kitchen which is comprehensively fitted with a range of units and appliances. To the first floor there are two generous double bedrooms, the master with a dressing room and bathroom/WC. Externally the property has well maintained gardens to three sides

Ridding Road lies within walking distance to a range of local amenities including shops, doctors surgery, and primary schools. It also has good public transport and road links to Durham City.

GROUND FLOOR

Hall

Welcoming hallway entered via UPVC double glazed door. With cloaks cupboard, tiled flooring, radiator and stairs leading to the first floor.

Living Room

19'8" x 11'3" (6.00 x 3.45)

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

Dining Room

10'9" x 9'2" (3.30 x 2.80)

Having UPVC double glazed french doors opening to the rear garden, coving, tiled flooring and radiator.

Kitchen

10'11" x 9'2" (3.34 x 2.80)

This extended kitchen is comprehensively fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in double oven and hob with stainless steel extractor over, as well as a range of integrated appliances including a fridge, freezer, dishwasher and washing machine. Further features include a UPVC double glazed window to the side, UPVC double glazed external door to the front, tiled splashbacks, recessed spotlighting and radiator.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side and radiator.

Bedroom One

12'8" x 10'5" (3.87 x 3.18)

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

Dressing Room

9'2" x 8'11" (2.80 x 2.73)

The vendor has created a dressing area with ample storage including hanging space and shelving, a velux window and radiator.

Bedroom Two

11'11" x 9'8" (3.65 x 2.97)

Further double bedroom with a UPVC double glazed window to the rear, coving, radiator, two wardrobes, a cupboard which houses the combi gas central heating boiler and access to the loft which is partially boarded for storage.

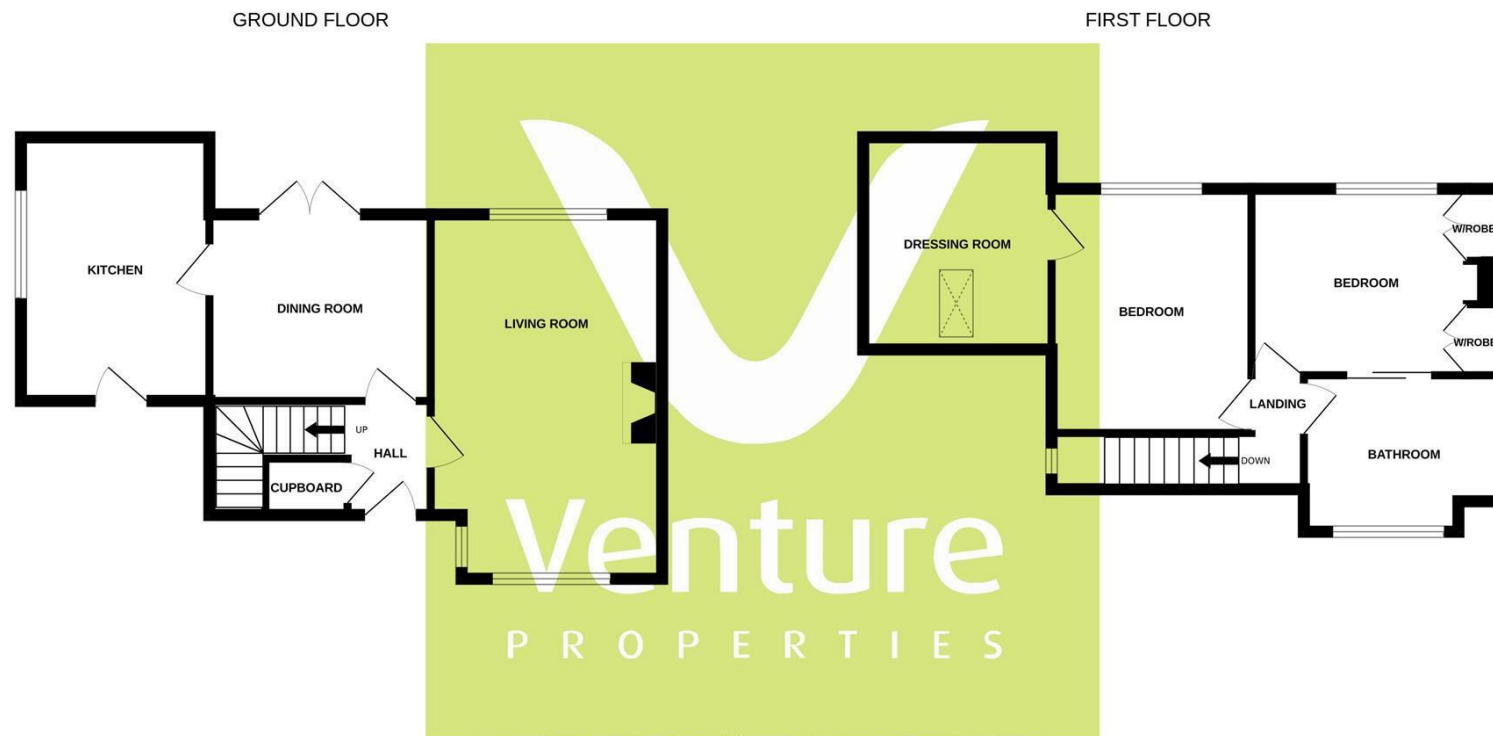
Bathroom/WC

8'7" x 7'6" (2.64 x 2.31)

Comprising of a panelled bath with electric shower over, pedestal wash basin, WC, tiled walls, radiator and UPVC double glazed opaque window to the front.

EXTERNAL

The property enjoys a corner plot with gardens to the front, side and rear. The front and side garden are enclosed by a hedge and has a lawn, planted borders, patio area and lighting. The rear garden has a shed and greenhouse, as well as a further lawn.



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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