



## College View

Esh Winning DH7 9AB

Offers In The Region Of £129,950







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# College View

Esh Winning DH7 9AB



- Available with no onward chain
- EPC RATING - D
- Stylish refitted shower room

- Newly refurbished
- Open views to the rear
- Modern neutral decor

- Three well proportioned bedrooms
- Refitted kitchen
- Parking for three vehicles

Venture Properties are delighted to offer the opportunity to purchase with no onward chain, this newly refurbished three bedroom semi detached house, in a popular street in the village of Esh Winning. In ready to move in immaculate condition, with a host of improvements including a new kitchen, a new shower room, a new ground floor WC, a full re-plaster throughout, full redecoration in neutral colours and new floorings.

The spacious floor plan comprises to the ground floor of an entrance hall with WC, large refitted kitchen and spacious living room with feature fireplace and french doors opening in to the garden. To the first floor there are three good sized bedrooms and a refitted contemporary white shower room. Externally the property has driveway parking to the front and access to the side, leading to the fence enclosed lawned rear garden.

The property is situated towards the edge of the village with an open view to the rear, within easy reach of a variety of local amenities and the primary school.

Early viewing is highly recommended.

## GROUND FLOOR

### Hall

Entered via UPVC door. Having stairs leading to the first floor, radiator and understairs storage cupboard with UPVC double glazed opaque window to the front.

### WC

With WC and UPVC double glazed opaque window to the side.

### Living and Dining Room

17'11" x 10'10" (5.48 x 3.32)  
Spacious reception room with a UPVC double glazed window to the front and UPVC double glazed french doors to the rear garden. Having a feature fireplace, radiator and laminate flooring.

### Kitchen

12'0" x 11'10" (3.67 x 3.61)  
Refitted with a comprehensive range of wall and floor units having contrasting work tops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, plumbing for a washing machine and fridge freezer space. Further features include a breakfast bar, tiled splash backs, laminate flooring, radiator, a UPVC double glazed window to the rear and external door to the side.

## FIRST FLOOR

### Landing

With UPVC double glazed window to the front, radiator and loft hatch.

### Bedroom One

11'11" x 9'9" (3.65 x 2.99)  
Generous double bedroom with a UPVC double glazed window to the rear, radiator and cupboard housing the combi gas central heating boiler.

### Bedroom Two

12'10" x 8'10" (3.92 x 2.70)  
Double bedroom with a UPVC double glazed window to the rear, laminate flooring and radiator.

### Bedroom Three

9'8" x 9'0" (2.95 x 2.75)  
Further well proportioned bedroom with a UPVC double glazed window to the front, overstairs storage and radiator.

### Shower Room/WC

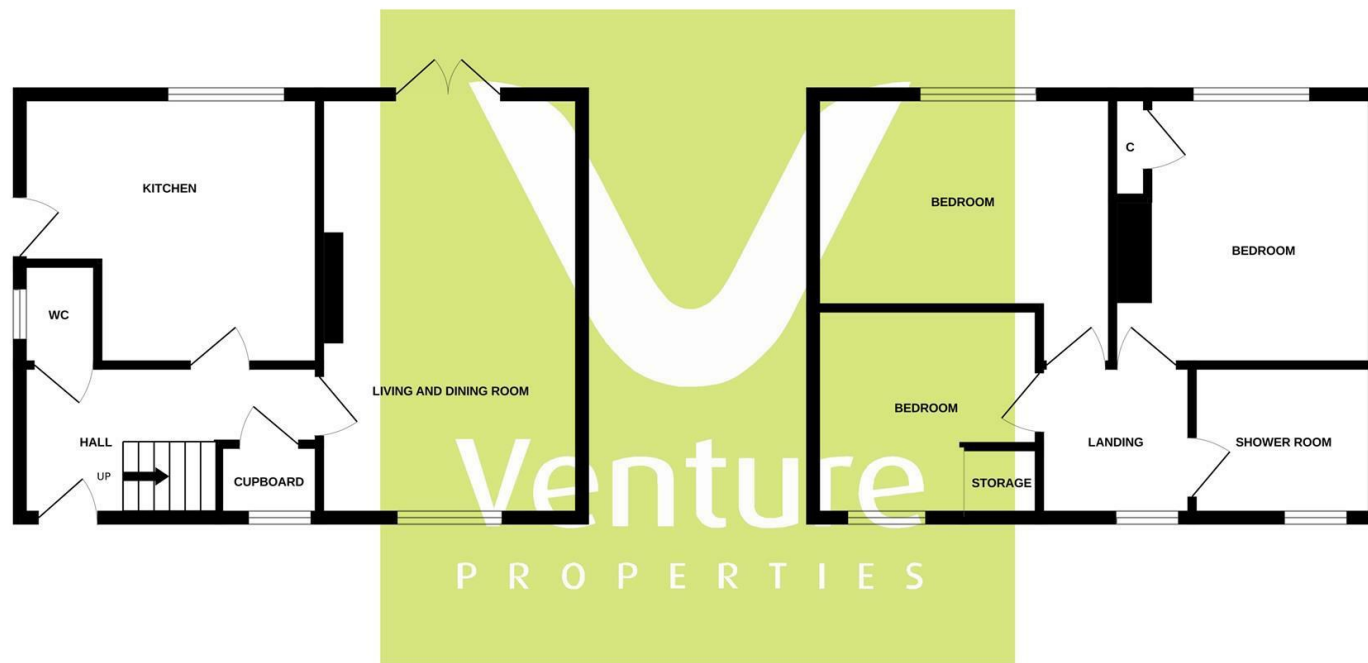
7'8" x 5'11" (2.36 x 1.81)  
Newly refitted with a stylish white suite comprising of a walk-in shower, pedestal wash basin and WC. Having tiled splashbacks, radiator and UPVC double glazed opaque window to the front.

### EXTERNAL

To the front of the property there is off street parking and to the rear there is a generous enclosed garden with open outlook.

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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