



Evenwood Road

Esh Winning DH7 9PE

£600 Per Calendar Month





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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Evenwood Road

Esh Winning DH7 9PE



- Available immediately
- EPC RATING - D
- Neutral decor

- Two bedrooms
- Central village location close to all amenities
- Early viewing highly recommended

- Popular village location
- Combi gas central heating
- Access to lovely walks and countryside

Venture Properties are delighted to offer for rent, this two bedroom house located in the popular village of Esh Winning, all amenities including the primary school, shops and transport links are on your doorstep. There is also easy access on to the Deerness Valley walkway which provides access to some lovely walks within the local countryside.

In brief the property comprises of an entrance vestibule, living room with feature fireplace, kitchen/diner, a large master bedroom, further well proportioned single bedroom and bathroom with shower cubicle. Externally there is an enclosed rear yard and on street parking is available to the front.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Vestibule

Entered via UPVC double glazed door. Having laminate flooring and an internal door to the living room.

Living Room

14'2" x 13'3" (4.34 x 4.04)

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

Kitchen/Diner

13'3" x 10'3" (4.04 x 3.14)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink with mixer tap, a gas cooker, fridge/freezer space and plumbing for a washing machine. Further features include two UPVC double glazed windows to the rear, tiled splashbacks and flooring, wall mounted combi gas central heating boiler, radiator and staircase leading off to the first floor. There is also UPVC double glazed external door to the rear.

FIRST FLOOR

Landing

With a radiator and access to the loft.

Bedroom One

13'3" x 10'8" (4.04 x 3.27)

Generous double bedroom with a UPVC double

glazed window to the front, laminate flooring and radiator.

Bedroom Two

9'2" x 6'11" (2.80 x 2.13)

Well proportioned single bedroom with a UPVC double glazed window to the rear and radiator.

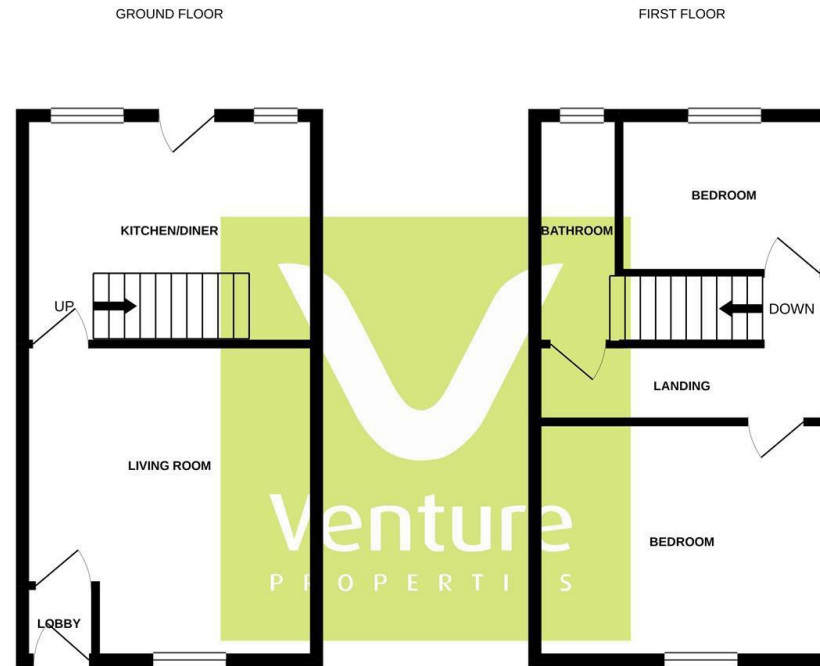
Bathroom/WC

10'4" x 3'9" (3.17 x 1.16)

Comprising of a cubicle with electric shower, pedestal wash basin and WC. Having a radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

To the rear of the property is an enclosed yard.



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 : COUNCIL TAX BAND - A

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