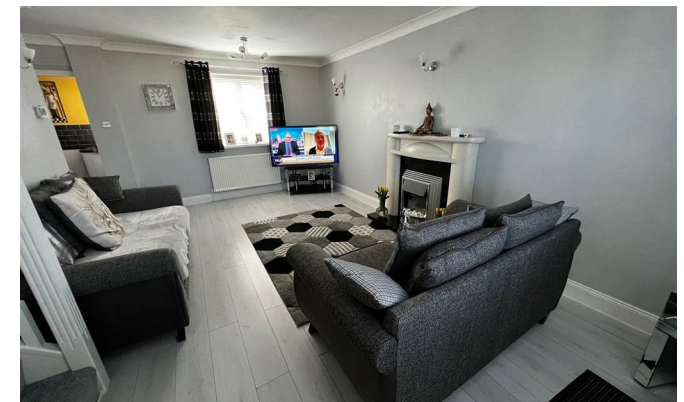


**STUART  
EDWARDS**



## Burnell Road

Esh Winning, Durham DH7 9PB

- Modern Detached House
  - 3 Bedrooms
  - Extensive Kitchen
  - Garage & Gardens
- Individually Designed
  - Lounge
  - Bathroom

**Offers In The Region Of £169,950**

**Council Tax Band: C**  
**EPC Rating: C**

**FULL DESCRIPTION**

Modern individually designed detached house, well presented throughout. The internal living accommodation comprises: entrance lobby, lounge, and extensively fitted kitchen. To the first floor there's a landing with 3 bedrooms and family bathroom leading off. Externally there's an integral garage with power and lighting and gardens with a block paved patio area. Having gas central heating, white UPVC rainwater good and UPVC double glazing throughout. Esh Winning is located approximately 6.5 miles from Durham City and has good public transportation links, schools and local amenities. An ideal family home, viewings are recommended.

**ENTRANCE LOBBY**

With UPVC entrance door and ceramic tiled flooring.

**LOUNGE**

18'7" x 10'4"

Modern feature fire surround, three wall light points, laminate flooring, two radiators, coved ceiling and open staircase leading to the first floor landing.

**KITCHEN**

12'8" x 7'9"

Extensive range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Integrated electric double oven, ceramic hob and extractor canopy. Plumbed for automatic washing machine, double radiator, feature tiled splashbacks, ceramic tiled flooring and UPVC rear entrance door.

**LANDING**

With cupboard housing the central heating boiler.

**BEDROOM 1**

12'7" x 11'0"

Radiator.

**BEDROOM 2**

11'4" x 12'6"

Radiator.

**BEDROOM 3**

8'9" x 7'5"

Radiator.

**BATHROOM**

Close coupled wc, vanity unit with inset wash hand basin, multifunctional shower cubicle, fully feature tiled, extractor fan and chrome heated towel rail.

**GARDENS**

To the front side and rear of the property with a block paved patio area.

**INTEGRAL GARAGE**

With power and lighting.

**TENURE - FREEHOLD**

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

**EPC INFORMATION**

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2225-8250-2507-7621>

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

