

**Deerness Grove, Esh Winning, DH7 9LY**  
**3 Bed - House - Semi-Detached**  
**£750 PCM**

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Unfurnished \*\* Recently Refurbished \*\* Off Street Parking \*\*  
Large Rear Garden \*\* Southerly Rear Aspect \*\* Popular Village  
Location \*\* Good Local Amenities & Road Links \*\* Upvc  
Double Glazing, Solar Panels & GCH \*\* Early Viewing Advised

The floor plan comprises: entrance hallway, comfortable lounge  
and separate dining room, good sized conservatory which leads  
into the rear garden. The kitchen has been re-fitted with a range  
of units and has door out to a useful storage area. The first floor  
has three bedrooms and modern re-fitted bathroom with shower  
over the bath. Outside there is front driveway parking and a  
large rear garden with southerly aspect.

Esh Winning lies in the Deerness valley, approximately five  
miles to the west of Durham, putting the city's shopping,  
leisure and cultural amenities within easy reach. The village  
itself has an array of amenities, including primary school, with  
secondary schools in nearby Lanchester and Durham.

Council Tax Band - A Annual Cost - £1474.78

EPC Rating - D

MINIMUM 6 MONTHS TENANCY

Required Earnings: Tenant Income £27,000.00 - Guarantor  
Income £27,000.00

Specifications: No smokers and No pets

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.  
£1474.78 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the  
seller and OnTheMarket.com. Verification and clarification of  
this information, along with any further details concerning  
Material Information parts A, B & C, should be sought from a  
legal representative or appropriate authorities. Robinsons  
cannot accept liability for any information provided.



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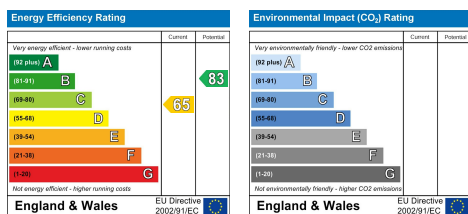
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