



Birch Place, Esh Winning, DH7 9JA
3 Bed - House - Semi-Detached
O.I.R.O £115,000

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Birch Place

Esh Winning, DH7 9JA

No Upper Chain ** Pleasant Position ** Large Rear Garden ** Driveway & Garage ** Spacious Floor Plan ** Popular Village Location ** Good Road Links ** Upvc Double Glazing & GCH ** Must Be Viewed **

The floor plan comprises: entrance porch, hallway, lounge dining room with French doors out to the rear garden. There is also a fitted kitchen with door to the garage, which in-turn leads to the rear garden. The first floor has three good size bedrooms and modern shower room/WC. Outside, there are front and rear gardens. The front has driveway parking leading to the garage, whilst the rear is a generous size with a degree of privacy.

Esh Winning is a charming village nestled in the picturesque countryside of County Durham, offering a perfect blend of rural tranquillity and modern convenience. The village provides a welcoming community atmosphere, making it an ideal choice for families, professionals, and retirees alike.

Local amenities include a range of shops, cafes, and pubs, as well as essential services like a post office and medical facilities. Esh Winning also boasts excellent outdoor spaces, with nearby woodlands and walking trails for nature lovers.

For those commuting or seeking access to nearby urban centres, the village is well-connected by road to Durham City, just a short drive away, providing easy access to shopping, dining, and leisure activities. Regular bus services also link Esh Winning to surrounding towns and the wider region, ensuring that residents enjoy the perfect balance of countryside living with convenient transport connections.











GROUND FLOOR

Entrance Porch

Hallway

Lounge Dining Room

23'4 x 13' (7.11m x 3.96m)

Kitchen

13'9 x 13'1 (4.19m x 3.99m)

Garage

FIRST FLOOR

Bedroom

11'10 x 11'6 (3.61m x 3.51m)

Bedroom

11'10 x 8'6 (3.61m x 2.59m)

Bedroom

9'10 x 7'7 (3.00m x 2.31m)

Shower Room/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 61 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

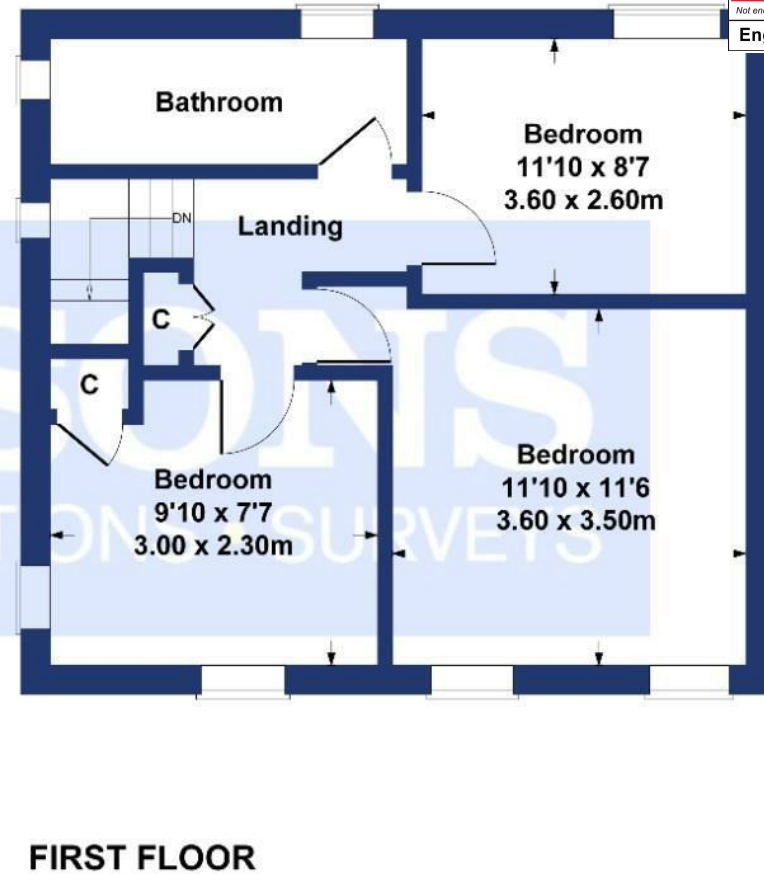
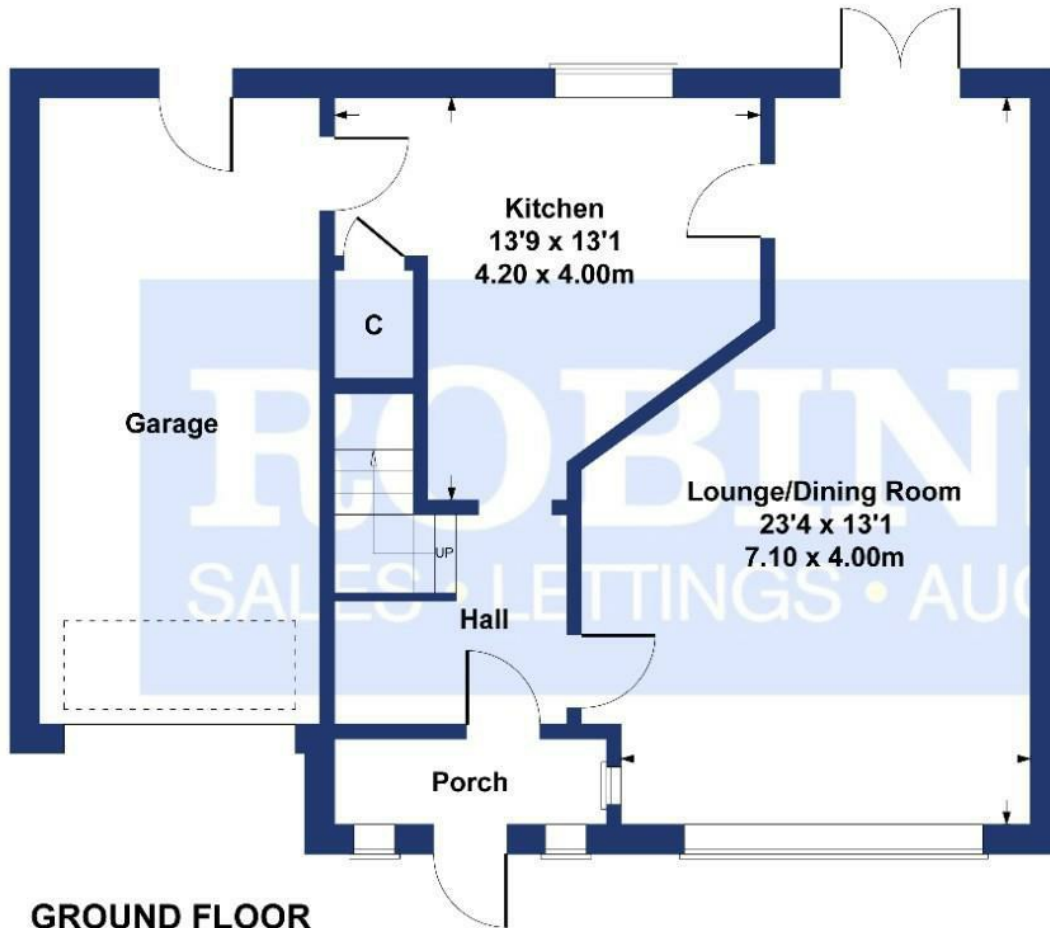
Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

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.

Approximate Gross Internal Area
1055 sq ft - 98 sq m
(Excluding Garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

