



Valley Drive

Esh Winning, DH7 9LT

Reduced To £74,950

New to the sales market is this 2 bedroom, semi detached property in Esh Winning.

Benefiting from vacant possession, this property will be attractive to both investors and families alike.

The ground floor has an entrance lobby, large lounge which leads through to the fitted kitchen. To the rear there is a lawned garden.

The first floor has two good sized bedrooms and a family bathroom.

To the front there is a lawned garden. Parking is on street.

The Baxi boiler has been safety checked and serviced annually. Electrics last inspected with a Satisfactory certificate in 2020.

- Vacant possession
- Great investment property
- Regularly serviced Baxi boiler
- Council Tax Band A
- EPC Rating C
- Good sized bedrooms and lounge

Viewing

Please contact us on 0191386 7539 if you wish to arrange a viewing appointment for this property or require further information.



2



1

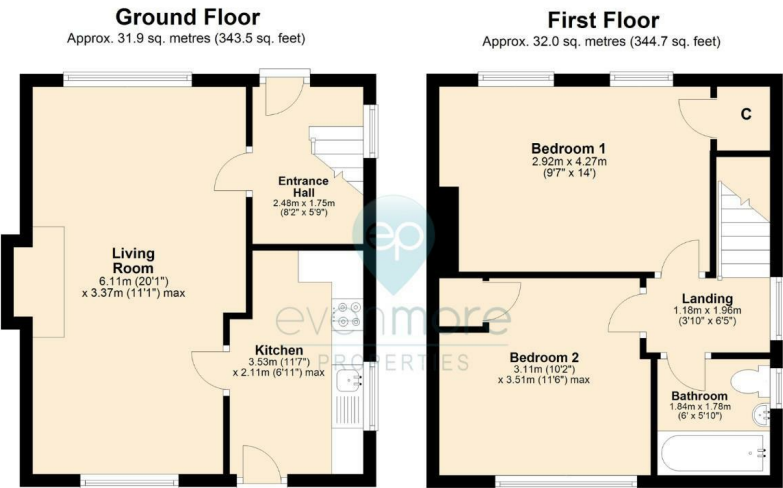


1



C

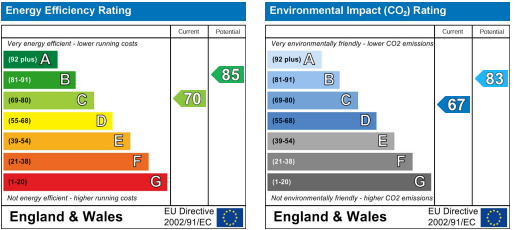
Floor Plan



Area Map



Energy Efficiency Graph



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.