



George Street

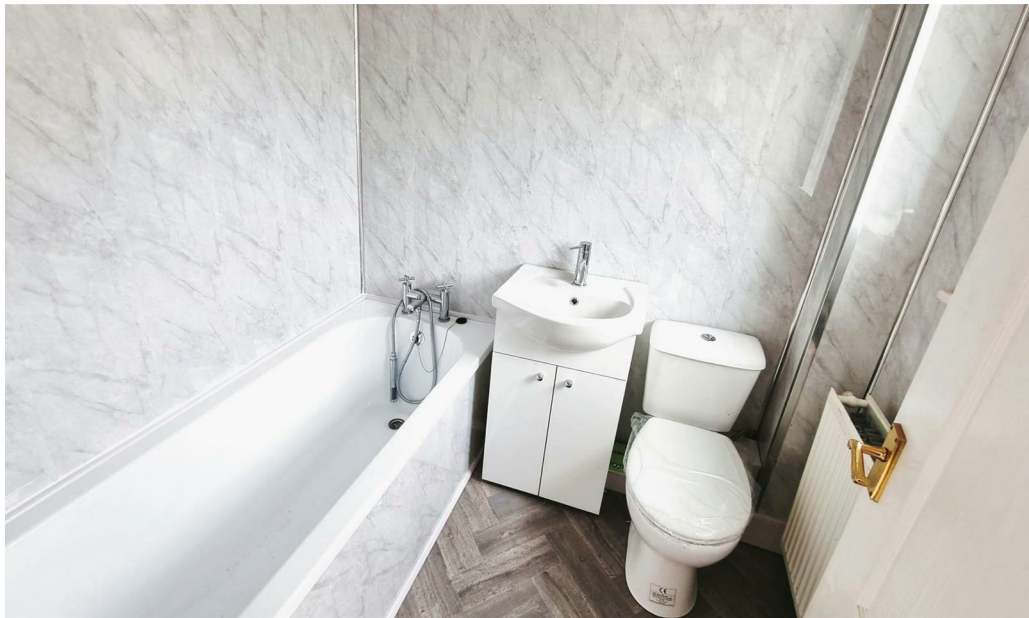
Esh Winning DH7 9PF

Chain Free £90,000





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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George Street

Esh Winning DH7 9PF



- Two Bedroom Bungalow
- EPC Grade D
- Village Location

- CHAIN FREE
- Fitted Kitchen
- Rear Enclosed Yard

- Two Reception Rooms
- Front Garden
- New Carpets Throughout

Welcome to this charming two-bedroom bungalow located on George Street in the picturesque village of Esh Winning, Durham. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

The bungalow features two well-proportioned bedrooms, offering ample space for a small family or guests. The property also includes a modern bathroom & Kitchen, ensuring convenience and comfort for its residents.

Situated in a serene village location, this bungalow offers a peaceful retreat from the hustle and bustle of city life. The front garden adds a touch of greenery and provides a lovely outdoor space to enjoy a morning cup of tea or bask in the afternoon sun.

With its generous room sizes and chain-free status, this property presents a fantastic opportunity for those looking to settle down in a cosy and welcoming home. Don't miss out on the chance to make this charming bungalow your own - it's a must-see for anyone seeking a tranquil abode in a lovely village setting.

Ground Floor

Entrance Lobby

Via composite front door.

Bathroom/WC

Fitted with a white suite Having panel bath, wc, wash hand basin set to vanity unit and central heating radiator.

Kitchen

8'6" x 6'11" (2.608 x 2.130)

Fitted with wall and base units having contrasting work surfaces over, integrated electric oven and hob with extraction chimney over, stainless steel sink unit with mixer tap, plumbing for washing machine and space for fridge freezer.

Lounge

12'8" x 14'2" (3.884 x 4.321)

With central heating radiator and uPVC double glazed window to rear.

Dining room

13'10" x 9'11" (4.241 x 3.032)

With central heating radiator and UPVC double glazed French doors to rear garden.

Bedroom One

13'10" x 9'10" (4.235 x 3.014)

With central heating radiator and uPVC double glazed window to front.

Bedroom Two

9'10" x 9'10" (3.009 x 2.998)

With central heating radiator and uPVC double glazed window to rear.

Externally

Externally Is an enclosed yard to rear and a garden to front.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4634-2025-1300-0036-8292>

EPC Grade D

Agents Other Information

Tenure: Freehold

Gas and Electricity: Mains pre-payment meter

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Likely to be good with 02 but we

suggest you contact your provider to confirm coverage

Council Tax: Durham County Council, Band: A Annual price: £ 1,578.28 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be

done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

Disclaimer

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GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchase. The architect, system and appliances shown may not be fitted and no guarantee as to their quantity or efficiency can be given. Made with Mergin Cloud



Property Information

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