



**Redwood**

Esh Winning DH7 9AG

**Chain Free £110,000**

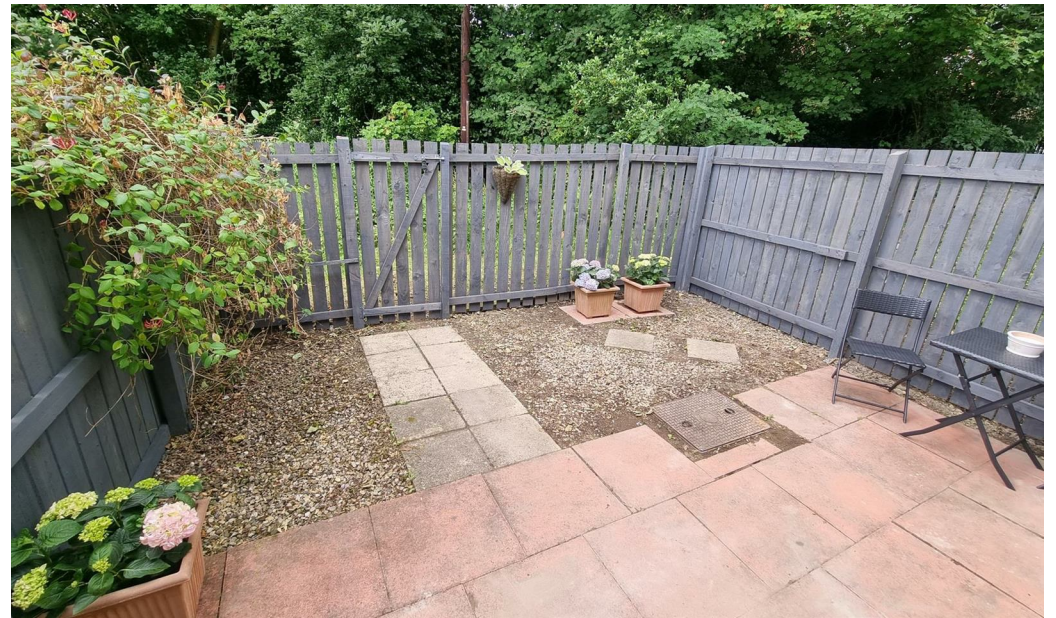






This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely 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.





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.

# Redwood

## Esh Winning DH7 9AG



- Three Bedroom Terraced Family Home
- EPC Grade C
- Modern Fitted Bathroom

- Modernised by current owners
- CHAIN FREE
- Lounge through diner

- Gardens Front & Rear
- Ground Floor WC
- Village Location

Nestled in the charming village of Esh Winning, Durham, this delightful terraced family home is a true gem waiting to be discovered. Boasting three double bedrooms, two bathrooms, and a lounge combined dining room this property offers the perfect blend of comfort and style.

The current owners have lovingly modernised this house, creating a stylish and inviting space that you'll be proud to call home. From the ground floor cloakroom WC to the modern first-floor bathroom, every detail has been carefully considered to meet the needs of a modern family.

Convenience is key with this property, as it is ideally located close to local shops, a primary school, and the main bus route to Durham City. Imagine the ease of daily life with all amenities within easy reach!

Furthermore, the garden front adds a touch of greenery to the property, providing a tranquil outdoor space where you can relax and unwind after a long day.

What's more, this property is chain-free, offering you a hassle-free buying experience. Don't miss out on the opportunity to make this wonderful house your new home. Book a viewing today and start envisioning the life you could create in this lovely abode in Redwood.

We believe this property could achieve around £700 per calendar month subject to the market conditions at the point of listing.

### GROUND FLOOR

#### Hallway

Having stairs rising to first floor, laminate flooring, panelling to part walls, storage cupboard and uPVC double glazed entrance door.

#### Ground Floor WC

Fitted with a white wc, wash hand basin and central heating radiator.

#### Kitchen

13'10" x 8'3" (4.231 x 2.516)

Fitted with a good range of wall and base units having contrasting work surfaces over, dishwasher included, space for fridge freezer and plumbing for washing machine, free standing electric oven and hob, tiled flooring, spot lighting to ceiling and uPVC double glazed window to rear.

#### Lounge through Dining Room

27'2" x 10'6" (8.284 x 3.219)

A good sized lounge through diner with laminate wood flooring, two central heating radiators, double glazed window to front and patio doors to rear.

### FIRST FLOOR

#### Landing

With feature panelling to part walls and storage cupboard.

#### Bedroom One

13'1" x 10'7" (4.001 x 3.226)

With storage cupboard, central heating radiator and uPVC double glazed window to front. The gas boiler is located in this bedroom and is currently concealed.

#### Bedroom Two

13'8" x 7'11" (4.176 x 2.438)

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

#### Bedroom Three

10'6" x 8'1" (3.212 x 2.476)

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

#### Bathroom

Fitted with a panelled bath having shower and screen over, wash hand basin and wc, central heating radiator and panelled walls.

#### Externally

Externally to the rear is an enclosed front garden/patio with enclosed fence. Whilst to the front is a further enclosed garden and outhouse.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9900-8899-0322-2276-3873>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available (Highest available download speed 57-80 Mbps, Highest available upload speed 17 - 20 Mbps)

Mobile Signal/coverage: Likely 02

Council Tax: Durham County Council, Band: A. Annual price: £1621 (Maximum 2024)

Energy Performance Certificate Grade C

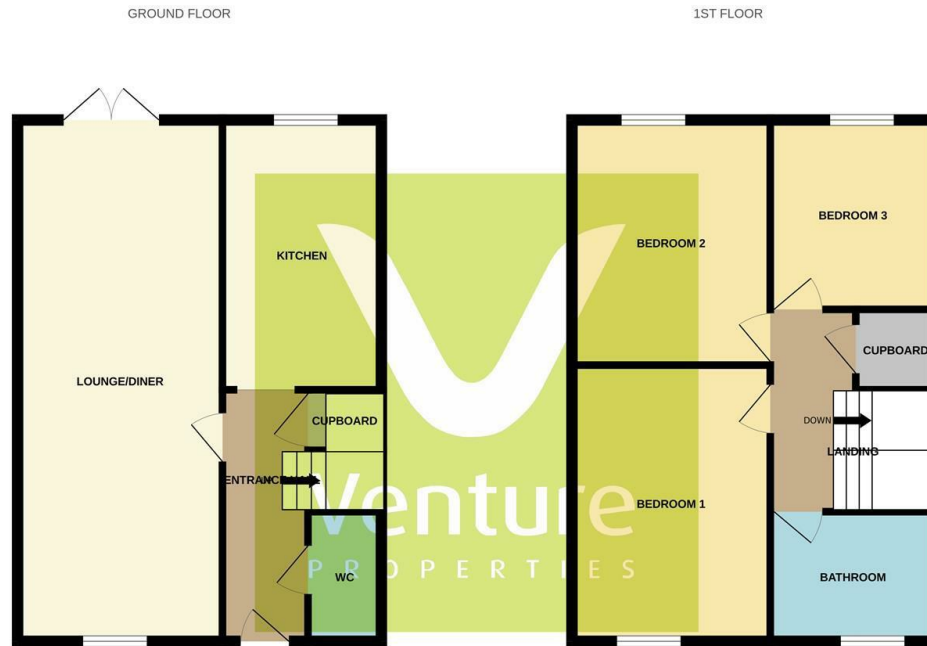
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

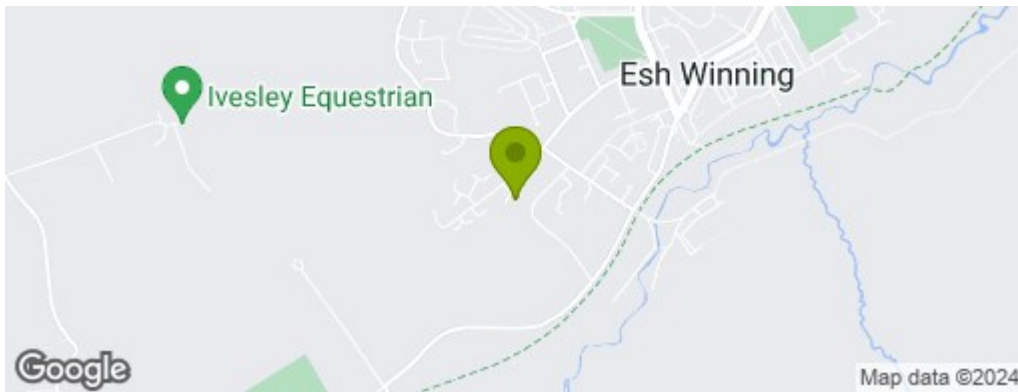
#### Disclaimer

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.





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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro ©2024



## Property Information

Durham County Council - Council Tax band A  
Tenure - Freehold

**01388 741174**

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com