



VENTURE
PLATINUM

Durham Road | Esh Winning
£160,000



Nestled on Durham Road in the charming village of Esh Winning, this impressive four-bedroom terraced house offers a delightful blend of space and comfort, perfect for family living. Spanning three floors, the property boasts a spacious layout that is both practical and inviting.

Upon entering, you are greeted by two a well proportioned lounge, ideal for entertaining guests or enjoying quiet family evenings. The heart of the home is the kitchen breakfast room, which provides a warm and welcoming space for casual dining and family gatherings.

The first floor features three generously sized bedrooms, each offering ample natural light and storage options. The fourth bedroom is located on the upper floor, providing a private retreat that could also serve as a home office or study.

Outside, the property benefits from a rear enclosed yard, complete with decking, perfect for summer barbecues or simply enjoying the fresh air. Additionally, there is parking available for one vehicle, adding to the convenience of this lovely home.

This terraced house on Durham Road is not just a property; it is a place where memories can be made. With its spacious rooms and thoughtful layout, it is an excellent opportunity for those seeking a comfortable family home in a friendly community. Do not miss the chance to make this delightful house your new home.

GROUND FLOOR

Entrance Hallway

Via upvc double glazed entrance door and stairs to first floor.

Lounge 5.696 x 4.757 (18'8" x 15'7")

Having feature fireplace housing gas fire, under stairs storage cupboard, central heating radiator and uPVC double glazed window to front.

Kitchen/Breakfast Room 5.603 x 3.310 (18'4" x 10'10")

Fitted with a good range of wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, wall mounted gas boiler, plumbing for washing machine and space for fridge freezer, space for electric oven with extraction chimney above, central heating radiator and uPVC double glazed window and door to rear.

FIRST FLOOR

Landing

A spacious landing area with a second staircase leading to bedroom four.

Bedroom One 4.603 x 2.708 (15'1" x 8'10")

Having central heating radiator and upvc double glazed window to front.

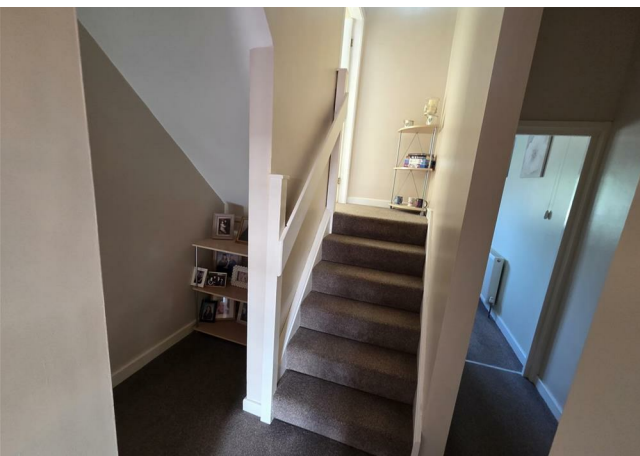
Bedroom Two 4.745 x 2.582 (15'6" x 8'5")

Having central heating radiator and upvc double glazed window to rear.

Bedroom Three 3.523 x 2.970 (11'6" x 9'8")

Having central heating radiator and upvc double glazed window to front,

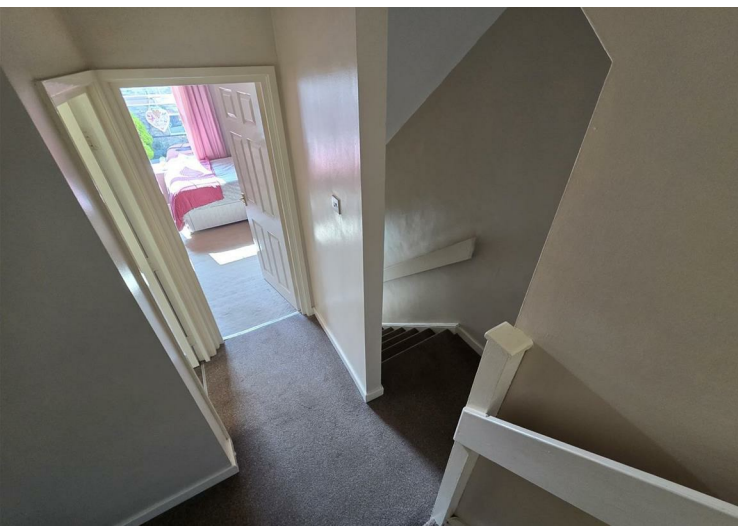




Bathroom/WC
Fitted with a corner bath, wc, wash hand basin and central heating radiator.

SECOND STAIRCASE



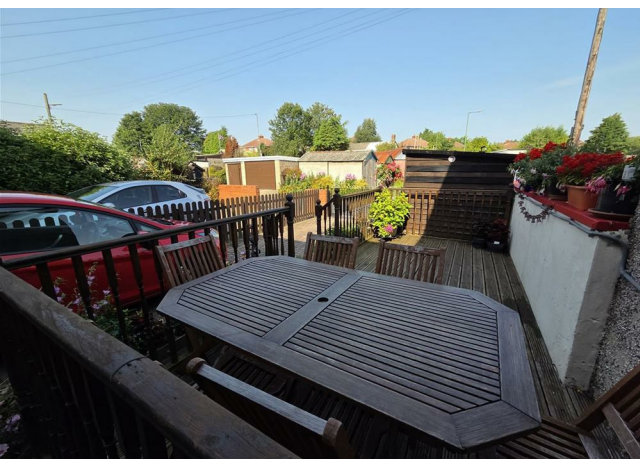
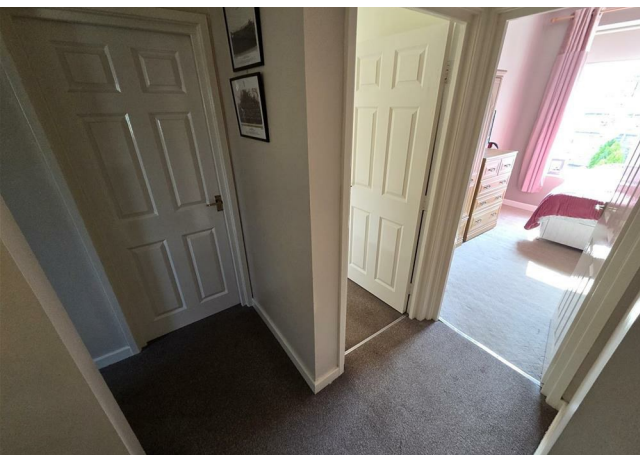


Bedroom Four 4.237 x 4.621 (13'10" x 15'1")

Situated on the upper floor this room is a spacious bedroom with a range of fitted bedroom furniture, velux window and central heating radiator.

Externally

Externally to the rear is a enclosed paved yard with double gates allowing for off road parking, and a raised built in decked seating area.



Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2489-6580-2825-6305>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: A. Annual price: £1,655.29 (Maximum 2024)

Energy Performance Certificate Grade C

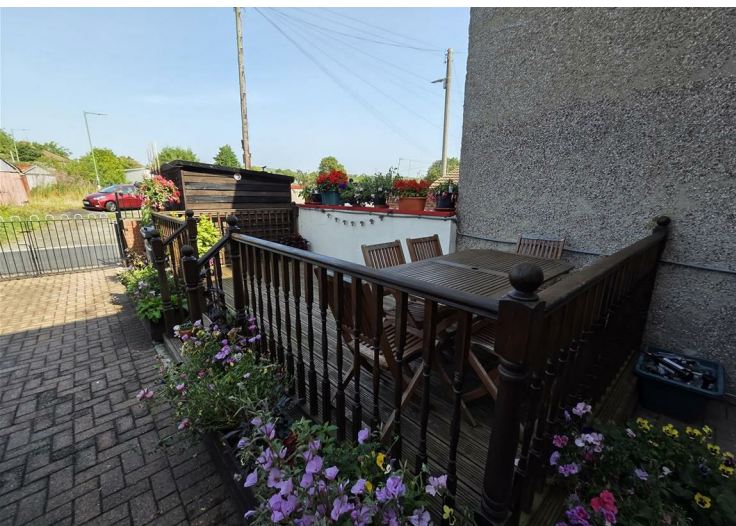
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

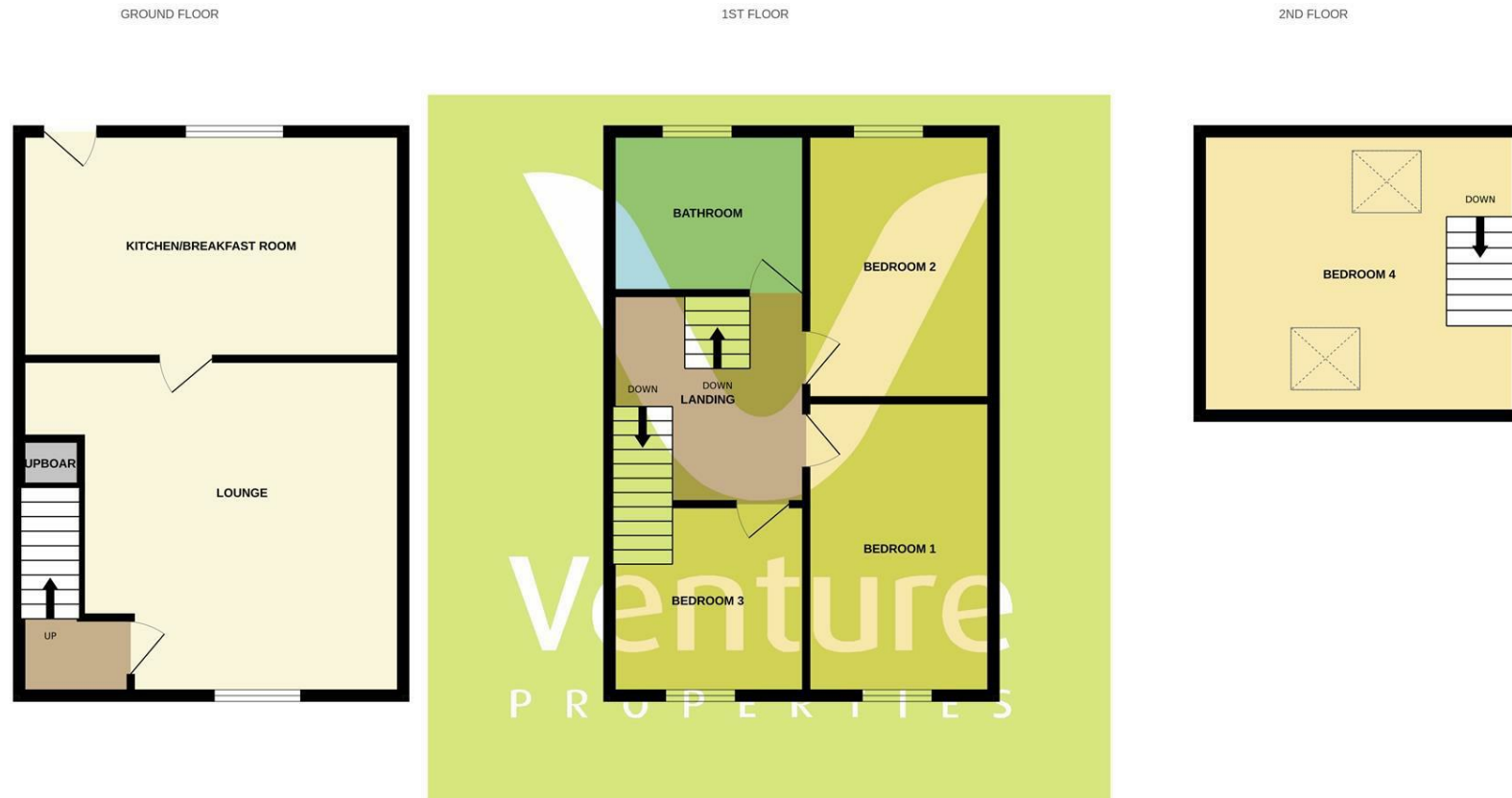
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39a Durham Road | Esh Winning



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 not 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.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.