Woodlands Terrace, Esh Winning, DH7 9NL
2 Bed - House - Terraced
O.I.R.O £129,950

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Woodlands Terrace
Esh Winning, DH7 9NL

Stunning Rear Garden & Sunny Aspect ** Semi-Rural Setting ** Two Double Bedrooms ** Popular Village Location ** Ideal First Home or Investment ** Excellent Walking & Cycling Routes ** Good Road Links **

Occupying a pleasant semi-rural position within the highly sought-after Lymington area of Esh Winning, this charming two-bedroom terraced home offers well-proportioned accommodation together with a particularly impressive rear garden.

Ideal for a variety of buyers, including first-time buyers, couples, small families and investors, the property combines village living with convenient access to local amenities. There are also excellent road links to Durham City and surrounding towns and villages, together with a range of nearby countryside walks and cycle routes.

Internally, the accommodation briefly comprises an entrance hallway, comfortable lounge and kitchen/dining room providing a practical and sociable space for everyday living. To the first floor are two good-sized double bedrooms and a bathroom/WC.

A particular highlight is the outside space. Immediately to the rear is a lovely enclosed courtyard garden, while beyond the service lane lies a superb, generously sized garden enjoying a good degree of privacy and a sunny aspect.

Beautifully established and stocked with an array of plants, shrubs and greenery, the garden also features various patio and seating areas, creating a wonderful setting for outdoor dining, entertaining, gardening or simply relaxing in the sunshine.

Early viewing is highly recommended to fully appreciate the location, accommodation and exceptional gardens on offer.

GARDENS

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HOMES
GARDENS

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Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – No
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

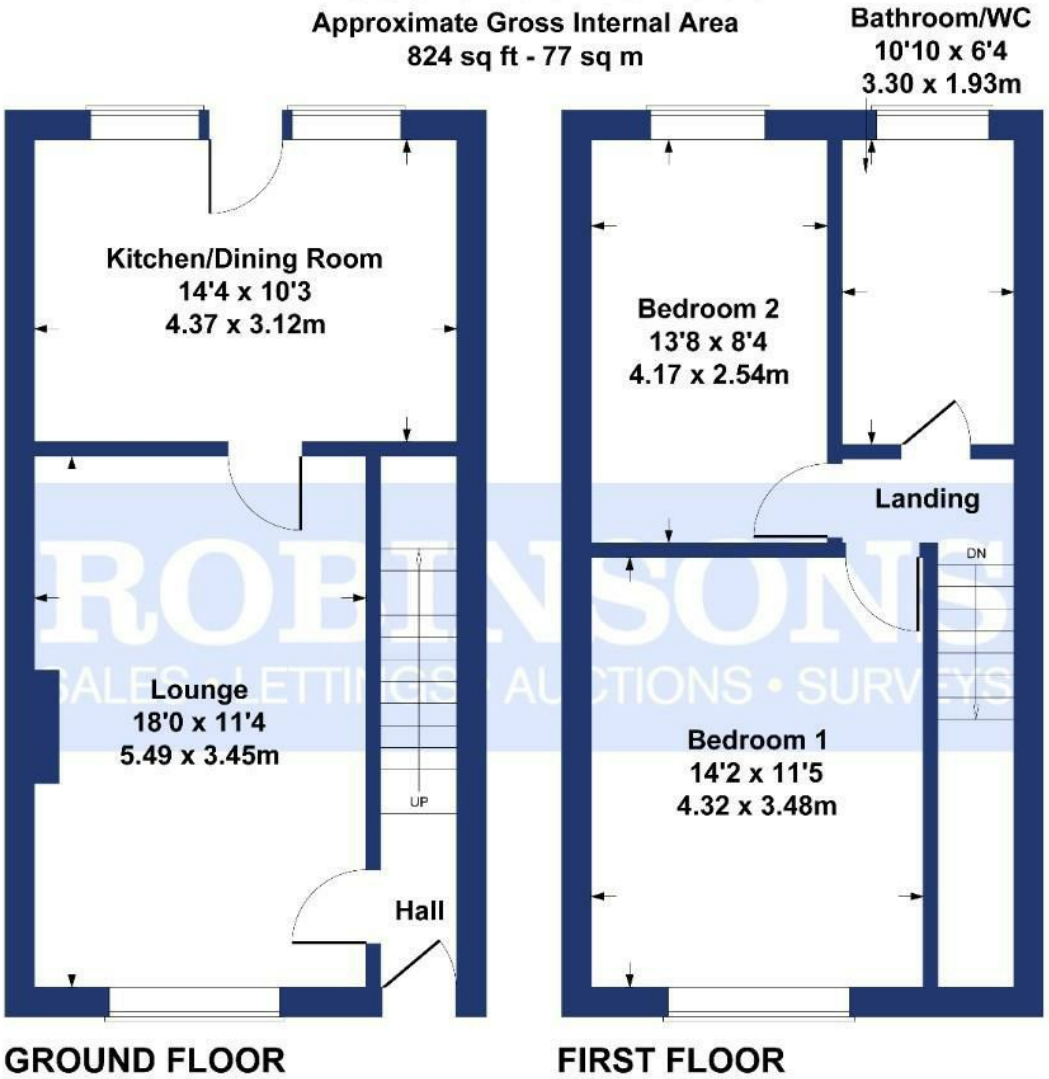
The owner of the property is a family member of a person working within Robinsons Estate Agents

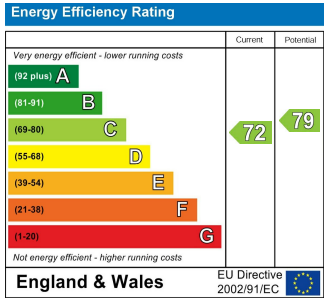
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Woodlands Terrace

Approximate Gross Internal Area
824 sq ft - 77 sq m





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. 2026

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.

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