



Lymington

Durham DH7 9NJ

Chain Free £215,000



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# Lymington

Durham DH7 9NJ



- Four Bedroom Mid Terraced Home
- EPC Grade C
- Good Sized Front Garden

- CHAIN FREE
- Ground Floor Shower Room
- Lovely Location Not Overlooked

- Four Reception Room
- First Floor Bathroom
- Call Venture To view

Nestled in the heart of the popular village of Esh Winning, this impressive double fronted terraced home offers spacious accommodation and a host of traditional features. Boasting four generous reception rooms, this property is the ideal choice for families seeking versatile living space—whether it's a cosy night in, entertaining guests, or creating a dedicated home office. The ground floor benefits from a convenient shower room, while the first floor hosts a well-proportioned family bathroom, catering effortlessly to busy households.

With four comfortable bedrooms, this home provides ample space for every member of the family. The property sits behind a large front garden, offering a welcoming approach and valuable outdoor space for children or gardening enthusiasts. Gas central heating adds warmth throughout, and the traditional character of the house is enhanced by charming period details.

While the home requires some updating, it presents the perfect opportunity to place your personal stamp on a substantial property, transforming it into a dream family base. Offered for sale with no onward chain, the purchase process promises to be smooth and straightforward.

The location is truly enviable—enjoying easy walking distance to a wide range of local amenities in the heart of Esh Winning village. For those seeking more extensive shopping, dining, and leisure options, the vibrant city of Durham is just a short drive away. Excellent transport links make commuting to regional centres effortless, further enhancing the appeal for professionals and families alike.

Don't miss the opportunity to view this charming traditional home. Arrange your viewing today and explore all the potential this property holds.

## Entrance Hallway

Having stairs to first floor, cupboard housing gas boiler, tiled flooring and front entrance door.

## Kitchen

14'0" x 12'8" (4.268 x 3.884)

Fitted with wall and base units with contrasting work surfaces over, plumbing for washing machine and Belfast sink unit, central island, tiled flooring and upvc double glazed window to rear.

## Rear Breakfast Area

11'4" x 6'3" (3.468 x 1.914)

Having tiled flooring, wall heater and uPVC double glazed window to rear.

## Rear Passage

With tiled flooring.

## Ground Floor Shower Room/WC

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

## Dining Room

12'10" x 12'4" (3.913 x 3.770)

Having feature fireplace housing electric fire, central heating radiator, laminate flooring and sliding patio doors to front.

## Sun Room

15'6" x 11'11" (4.738 x 3.648)

Laminate flooring, central heating radiator and three uPVC double glazed windows to rear.

## Lounge

14'2" x 11'11" (4.328 x 3.648)

With central heating radiator, feature fireplace housing gas fire and upvc double glazed window to front.

## First Floor

### Landing

Having loft hatch with drop down ladder and large storage cupboard.

### Bedroom One

14'2" x 12'8" (4.319 x 3.864)

Having a feature fireplace, central heating radiator, storage cupboard and uPVC double glazed window to front.

### Bedroom Two

11'11" x 12'0" (3.653 x 3.666)

Having central heating radiator, wardrobe and uPVC double glazed window to front.

### Bedroom Three

13'11" x 9'7" (4.256 x 2.930)

Having wardrobe, wall heater and uPVC double glazed window to rear.

### Bedroom Four

7'9" x 9'4" (2.370 x 2.857)

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

### Bathroom/WC

Fitted with a panelled bath, wc, wash hand basin and window to rear.

### Externally

Externally To The rear is an enclosed yard.

Whilst to the front is a double enclosed garden laid to lawn with planted borders.

### AGENTS NOTE

We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/3736-2224-2600-0616-1296>

EPC Grade C

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: We would recommend speaking to your provider to discuss this further.

Council Tax: Durham County Council, Band: B. Annual price: £1,988.05 (Maximum 2025)

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.

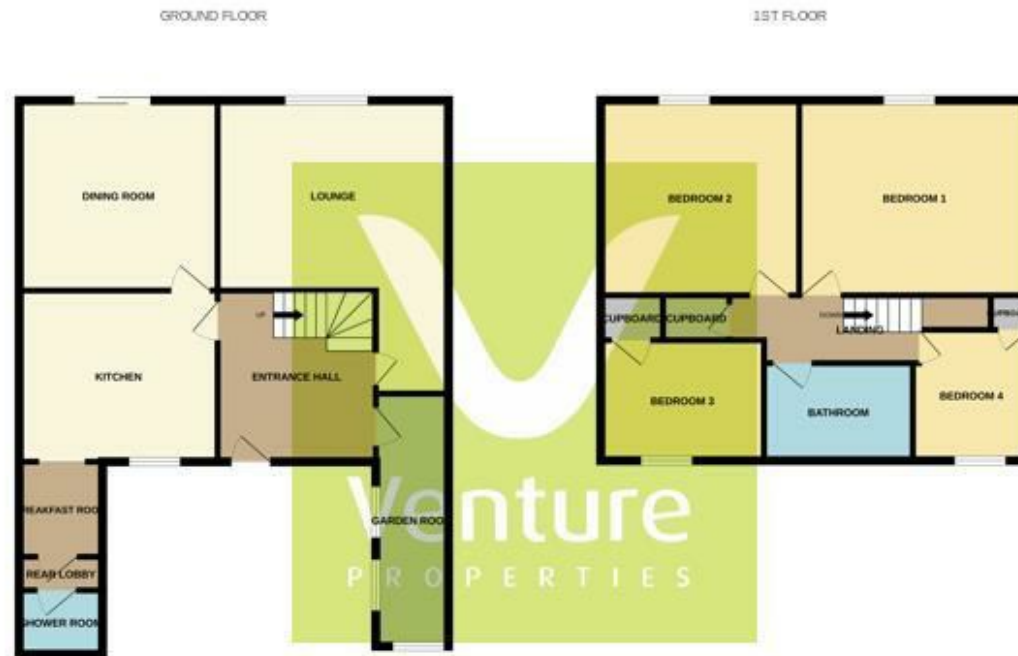
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and sea

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.

## AGENTS NOTE

There is 3 allotments available to buy separately via negotiation with the seller.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
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## Property Information

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