

STUART EDWARDS



Burnside

Esh Winning, Durham DH7 9NA

- IN NEED OF REFURBISHMENT
- SPACIOUS LOUNGE
- BATHROOM WITH BATH & ELECTRIC SHOWER
- DETACHED GARAGE
- GAS CH & UPVC DOUBLE GLAZING
- 3 BEDROOM END TERRACED HOUSE
- LOUNGE/DINING ROOM
- LOW MAINTENANCE GARDENS
- NO ONWATRD CHAIN
- POPULAR VILLAGE LOCATION

Asking Price £85,000

Council Tax Band: A
EPC Rating:

FULL DESCRIPTION

This end-terraced house offers excellent potential and is in need of refurbishment throughout. Available with early vacant possession and with no onward chain, it represents a fantastic opportunity for investors or first-time buyers looking to create their ideal home. Internally, the property comprises an entrance hallway that leads into a spacious lounge with inset electric fire. The kitchen/diner is well-proportioned with plenty of room for a dining table. To the rear you'll find a useful entrance lobby with a cupboard housing the central heating boiler and a rear door giving direct access to the garden. Stairs from the hallway lead to the first-floor landing, which includes two storage cupboards and provides access to three good-sized bedrooms and a family bathroom suite fitted with a bath and electric shower. Externally, the property benefits from low-maintenance gardens to both the front and rear, along with a storage shed. A detached garage provides valuable off-road parking. Further benefits include gas central heating via a combi boiler with radiators to all rooms and UPVC double glazing throughout. Esh Winning is conveniently located approximately 6.5 miles from Durham City and enjoys excellent public transport links, local schools and a good range of amenities. This property is sure to prove popular. An internal inspection is highly recommended to fully appreciate the potential on offer.

ENTRANCE HALLWAY

With double radiator and stairs to the first floor landing.

LOUNGE

17'4" x 10'0"

Double radiator and feature fire surround with inset electric fire.

KITCHEN/DINER

9'6" x 17'8"

Range of wall and floor units with laminate worktops and inset sink and drainer unit with mixer tap. Integrated oven, hob and extractor hood. Plumbed for automatic washing machine, tiled splashbacks, double radiator and vinyl flooring.

REAR ENTRANCE LOBBY

Radiator, under stair storage cupboard housing the central heating boiler and rear entrance door to the garden.

FIRST FLOOR LANDING

Two storage cupboards and loft access.

BEDROOM

Radiator and storage cupboard.

BEDROOM

9'10" x 11'1"

Radiator.

BEDROOM

10'2" x 8'2"

Radiator.

BATHROOM

6'10" x 5'8"

Low level wc, wash hand basin, panel bath with electric shower over, part tiled walls, radiator and vinyl flooring.

GARDENS

Low maintenance gardens to the front and rear with gravelled areas, mature borders and storage shed.

DETACHED GARAGE

Accessed at the rear of the property.

1 & 2 Blue Coat Buildings, Claypath,
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

