



Dene Park

Esh Winning DH7 9JE

Offers In The Region Of £95,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Dene Park

Esh Winning DH7 9JE



- Impressive semi detached home
- EPC RATING - D
- Popular village location

- Two double bedrooms
- Stylish refitted bathroom
- Combi gas central heating

- Refitted kitchen
- Open aspect to the front
- Easy access to village amenities

Venture Properties are delighted to offer for sale this well presented semi detached home with two double bedrooms and a large corner plot with an open aspect to the front.

The property offers spacious and modern living accommodation including an open plan living and dining room with contemporary fireplace, a refitted kitchen, a large master bedroom, a second further double bedroom and stylish refitted bathroom fitted with white suite. Externally there are low maintenance gardens which provide lots of further development potential, along with a driveway for off street parking.

Enjoying a pleasant position in the village of Esh Winning with a green to the front. The property is located within walking distance to a variety of amenities including shops, school and doctors surgery. There are also good road and public transport links and easy access to local countryside.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Hall

Entered via composite door. Having stairs leading to the first floor, storage cupboard and radiator.

Living Room

16'9" x 10'9" (5.12 x 3.28)

Spacious double aspect reception room with UPVC double glazed windows to the front and rear, a contemporary inset fireplace, recessed spotlighting and radiator.

Kitchen

11'6" x 8'5" (3.52 x 2.57)

Fitted with a modern range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap. Further features include a breakfast bar, UPVC double glazed window to the rear, radiator and large storage cupboard.

Rear Lobby

With a door to the front and storage cupboard.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the front, a radiator and access to the loft space which is boarded for storage.

Bedroom One

13'5" x 9'1" (4.09 x 2.78)

Generous double bedroom with a UPVC double glazed window to the rear, recessed spotlighting, radiator and cupboard housing the combi gas central heating boiler.

Bedroom Two

10'10" x 7'5" (3.32 x 2.28)

Further double bedroom with a UPVC double glazed window to the front, recessed spotlighting and radiator.

Bathroom/WC

8'4" x 7'10" (2.55 x 2.39)

Stylish refitted bathroom comprising of a bath with mixer shower over, hand wash basin to a vanity unit and WC. With tiled flooring, recessed spotlighting, stainless steel heated towel rail and UPVC double glazed opaque windows to the rear and side.

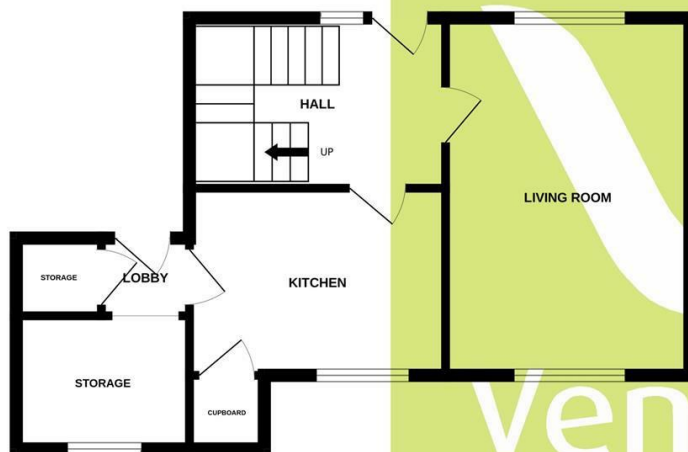
EXTERNAL

The property enjoys a large corner plot with an enclosed paved garden to the front and side. The space to the side provides the option to extend the property further, subject to permissions. At the rear is a hard-standing providing off street parking.

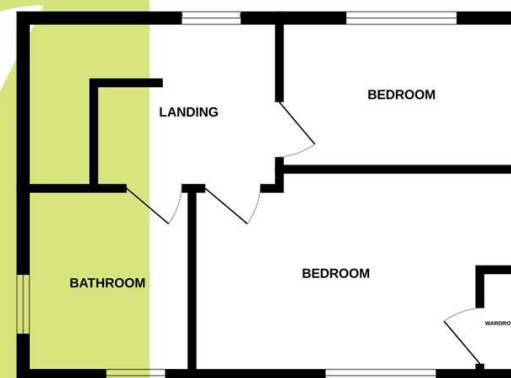
AGENT NOTES

Please note that the photos used for marketing were taken before the commencement of a tenancy which has just ended and does not necessarily reflect its current condition and decor, although all fixtures remain the same

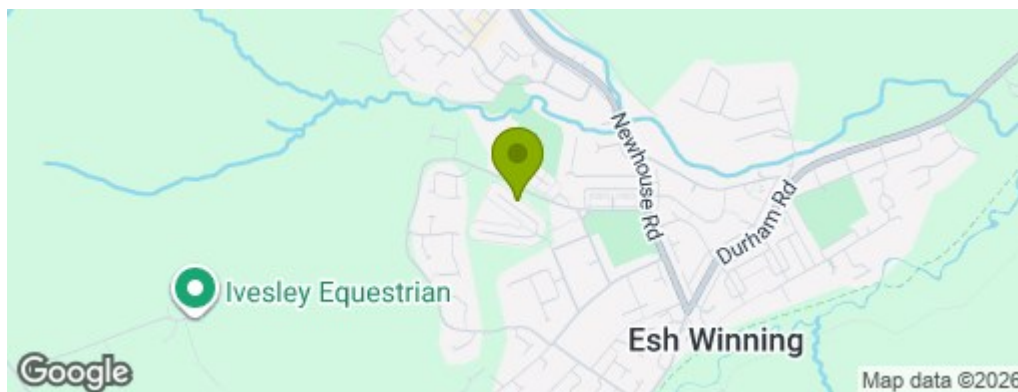
GROUND FLOOR



FIRST FLOOR



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.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)

Energy Performance Certificate Grade D

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

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