Evenwood Road, Esh Winning, DH7 9PE
2 Bed - House - Terraced
O.I.R.O £79,950

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Evenwood Road
Esh Winning, DH7 9PE

No Chain ** Recently Decorated & New Flooring ** Ideal Investment or First Buy ** Spacious & Quirky Layout ** Double Fronted Home ** Sunny Enclosed Rear Courtyard Garden ** Popular Village ** Good Amenities & Transport Links ** Replacement Upvc Double Glazing & Doors ** New Roof ** GCH Via Combination **

The property opens into a welcoming entrance lobby, leading through to a comfortable and inviting lounge featuring an attractive fireplace and staircase rising to the first floor. To the rear is a spacious, well-proportioned kitchen/diner, providing an excellent space for everyday family life as well as entertaining.

To the first floor are two generously sized bedrooms and a modern bathroom/WC, fitted with a contemporary white suite.

Externally, the property benefits from a good-sized enclosed rear yard with a pleasant sunny aspect, creating an ideal space for relaxing, outdoor dining and entertaining during the warmer months.

Evenwood Road is conveniently situated close to a range of local shops, services and everyday amenities within Esh Winning. For a more comprehensive selection of shopping, leisure and recreational facilities, Durham City Centre is approximately six miles away.

Esh Winning enjoys an attractive semi-rural setting, combining a more peaceful village environment with convenient access to Durham and surrounding towns. With good road connections to the wider region, the location is also well suited to those commuting throughout County Durham and beyond.

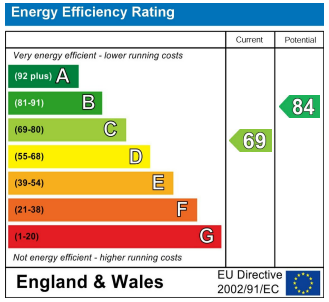
Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating via combination boiler
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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – Yes
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.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.



Evenwood Road

Approximate Gross Internal Area
804 sq ft - 75 sq m

GROUND FLOOR **FIRST FLOOR**

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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