



Western Avenue

Durham DH7 9LS

Offers In The Region Of £99,950





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



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- No chain involved
- EPC RATING - D
- Updated combi boiler

- Popular location
- Two reception rooms
- Gardens and gated driveway

- Three well proportioned bedrooms
- Well maintained but in need of some modernisation
- Close to amenities and public transport links

Available with no onward chain, this spacious semi detached house is situated in the popular village of Esh Winning. Well maintained but in need of some modernisation, the property offers lots of potential for buyers to add their own stamp.

The floor plan comprises of an entrance hallway, dining room leading through to the living room with feature fireplace and patio doors to the rear garden, a fitted kitchen and lobby which has access to the front and rear gardens, along with useful storage. To the first floor there are two generous double bedrooms, a further well proportioned single bedroom, bathroom and separate WC. Externally there is a gated driveway for off street parking and enclosed gardens.

Within easy reach of local amenities and having good road and public transport links. We highly recommend early viewing to avoid disappointment.

GROUND FLOOR

Hall

Welcoming hallway entered via UPVC double glazed door. With stairs leading to the first floor, UPVC double glazed window to the side, laminate flooring and a radiator.

Dining Room

13'9" x 9'10" (4.20 x 3.00)

Having a UPVC double glazed bow window to the front, radiator and two storage cupboards. Opening through to the living room.

Living Room

12'7" x 12'4" (3.86 x 3.76)

Spacious reception room with patio doors to the rear garden, a feature fireplace housing an electric fire and radiator.

Kitchen

11'8" x 6'10" (3.56 x 2.10)

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, an electric cooker, plumbing for a washing machine, tiled splashbacks and flooring, a radiator and a UPVC double glazed window to the rear.

Lobby

With external doors to the front and rear, a storage cupboard and further store/utility room measuring 2.42 x 1.88 m.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side and access to the loft.

Bedroom One

12'3" x 11'3" (3.75 x 3.45)

Generous double bedroom with a UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom Two

11'3" x 10'1" (3.45 x 3.08)

Double bedroom with a UPVC double glazed window to the rear, fitted wardrobe and storage and a radiator.

Bedroom Three

8'7" x 8'7" (2.62 x 2.62)

Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

Bathroom

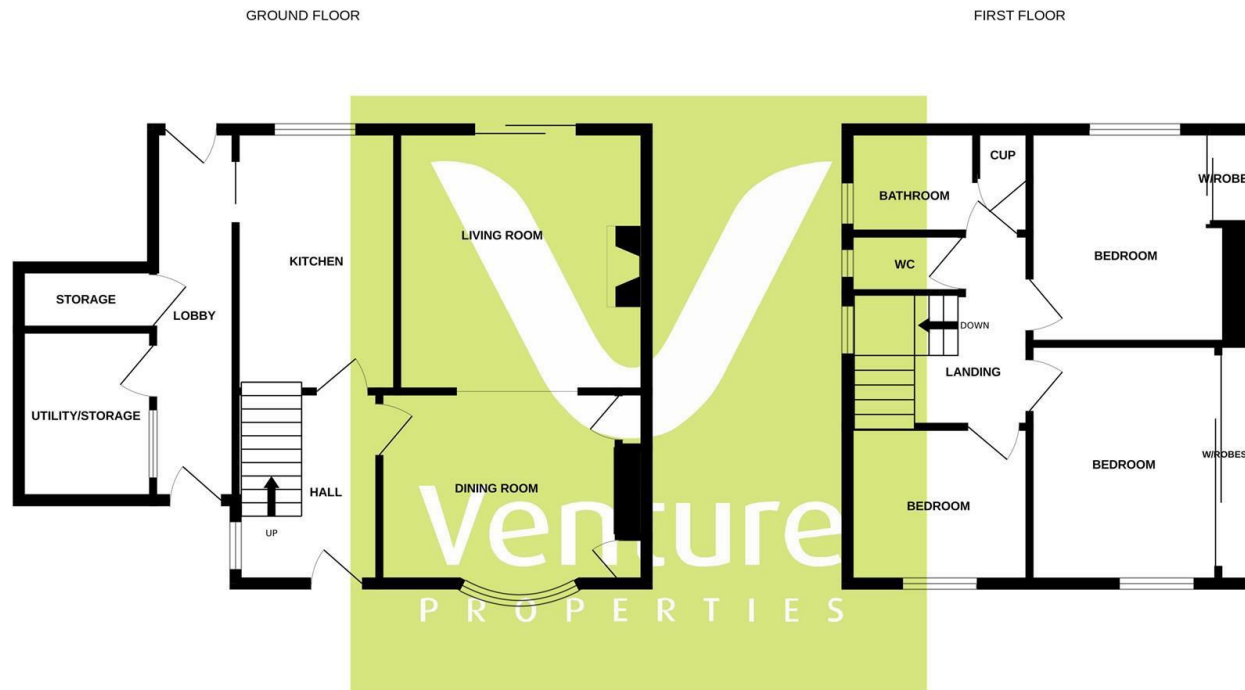
Fitted with a panelled bath with electric shower over, pedestal wash basin, heated towel rail, cupboard housing the combi gas central heating boiler and UPVC double glazed opaque window to the side.

WC

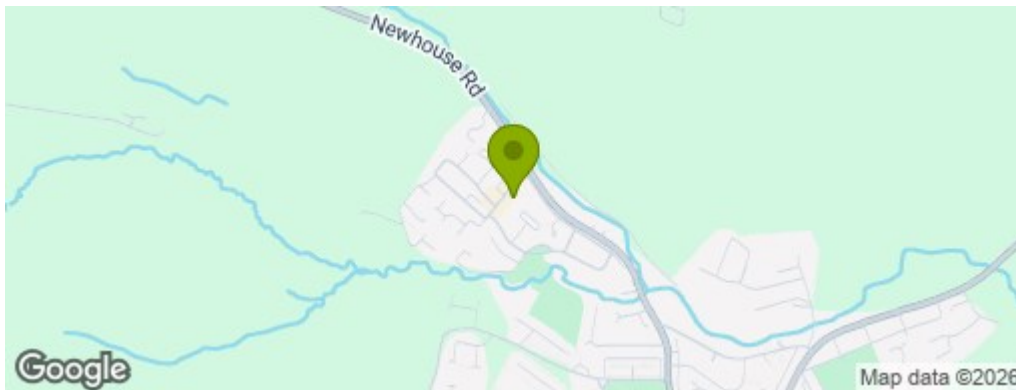
Comprising of a WC, laminate flooring and UPVC double glazed opaque window to the side.

EXTERNAL

At the front of the property double gates lead to a double length block paved driveway and lawned garden, whilst to the rear is an enclosed lawned garden.



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 2025)
 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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