

**STUART
EDWARDS**



Priestburn Close

Esh Winning, Durham DH7 9NF

- WELL APPOINTED SEMI DETACHED HOUSE
- LOUNGE THROUGH DINING ROOM
- KITCHEN FITTED IN 2024
- GARAGE & DRIVEWAY
- POPULAR MODERN DEVELOPMENT
- 3 BEDROOMS
- UPVC DOUBLE GLAZED CONSERVATORY
- BATHROOM WITH SHOWER
- LOW MAINTENANCE REAR GARDEN
- NEW GAS COMBI BOILER INSTALLED 2025

Asking Price £175,000



Council Tax Band: C
EPC Rating:

FULL DESCRIPTION

Well appointed semi detached house situated on a popular modern development within Esh Winning, a perfect family home. A secure composite entrance door leads to the hallway with cloakroom/WC. The lounge through dining room has solid oak flooring helping to flow the rooms seamlessly together with access to a UPVC double glazed conservatory and opening onto the recently fitted kitchen incorporating breakfast bar and integrated oven and hob. Stairs from the hallway lead to the first floor landing with storage cupboard. There are 3 bedrooms, two of which have fitted wardrobes and there's a family bathroom suite with bath and overhead shower. Externally ample off road parking is provided via a driveway and attached garage. Whist to the rear there's a low maintenance enclosed garden with paved patio, artificial grass and decked area. Benefiting from gas central heating and UPVC double glazing throughout. Esh Winning is located approximately 6.5 miles from Durham City and has good public transportation links, schools and local amenities. Viewings are recommended.

ENTRANCE HALLWAY

Composite entrance door leading to hallway with laminate flooring, radiator and stairs to the first floor landing.

CLOAKROOM/WC

Close coupled wc, corner wash hand basin with tiled splashback, oak flooring and radiator.

LOUNGE

13'0 x 12'4

Wall mounted electric fire, radiator, storage cupboard and oak flooring leading to the dining area.

THROUGH DINING ROOM

10'2 x 9'0

Oak flooring, radiator and sliding doors to the conservatory and opening onto the kitchen.

CONSERVATORY

9'9 x 8'0

UPVC Double glazed conservatory with laminate flooring and access door tp the rear garden.

KITCHEN

10'4 x 6'1

Recently fitted range of wall and floor units with solid oak worktops incorporating breakfast bar and composite sink unit with mixer tap. Integrated oven with gas hob, plumbed for automatic washing machine, tiled splashbacks, and decorative patterned flooring.

FIRST FLOOR LANDING

With loft access and storage cupboard.

BEDROOM 1

9'1" x 9'3"

Radiator and a range of fitted wardrobes.

BEDROOM 2

Radiator and a range of fitted wardrobes.

BEDROOM 3

7'6" x 7'4"

BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath with overhead shower and glass screen, tiled flooring, mosaic tiled flooring and heated towel rail.



1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.