

# STUART EDWARDS



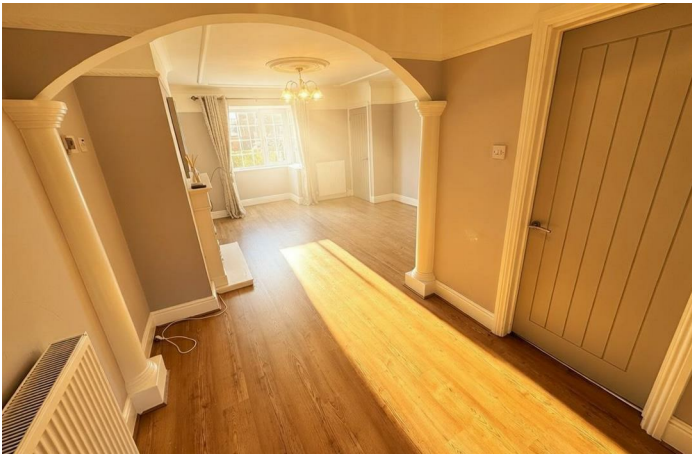
## Hill View

Esh Winning, Durham DH7 9LD

- EXTENDED SEMI DETACHED HOUSE
- LOUNGE, DINING ROOM & CONSERVATORY
- STYLISH BATHROOM
- PERFECT FIRST TIME BUYER HOME
- 3 BEDROOMS
- MODERN KITCHEN WITH SOME APPLIANCES
- GENEROUS REAR GARDEN
- NO ONWARD CHAIN

Asking Price £125,000





## FULL DESCRIPTION

Extended semi detached house, this is a perfect first time buyer family home available with early vacant possession and no onward chain.

Composite entrance door leading to the hallway and spacious lounge with bay window and modern feature fireplace with archway to the dining room with double glazed French doors opening onto the conservatory with access to the garden. Additionally the kitchen has an extensive range of stylish wall and floor units and some integrated appliances.

Stairs from the hallway lead to the first floor landing, 3 bedrooms and fully tiled bathroom suite with double walk-in shower cubicle.

Externally there is a walled garden to the front. Whilst the rear is a generous size with gravelled areas, paving, two storage sheds and greenhouse.

Benefiting from gas central heating with radiators to all rooms 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. Sure to prove popular amongst buyers, internal inspection is essential to appreciate.

## ENTRANCE HALLWAY

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

## LOUNGE

15'5" x 12'9"

Modern feature fireplace with marble hearth and inset electric fire, bay window, double radiator, laminate flooring and ceiling rose. Archway leading through to the dining room.

## DINING ROOM

7'7" x 7'5"

Laminate flooring, double radiator, coved ceiling and UPVC double glazed French doors leading to the conservatory.

## CONSERVATORY

13'2" x 5'6"

UPVC double glazed with tiled roof, double radiator and glazed door accessing the garden.

## KITCHEN

10'9" x 9'2"

Range of stylish handleless wall and floor units incorporating glass display cabinet, laminate worktops and white enamel sink and drainer unit with mixer tap. Integrated fridge/freezer, electric oven, gas hob and stainless steel extractor hood. Plumbed for automatic washing machine, tiled splashbacks, spot lighting, coved ceiling and UPVC rear entrance door.

## FIRST FLOOR LANIDNG

### BEDROOM 1

9'8" x 9'2"

Situated at the front of the property with double radiator, coved ceiling, dado rail and vinyl flooring.

### BEDROOM 2

10'3" x 8'0"

Situated at the rear of the property with double radiator, coved ceiling, dado rail and laminate flooring.

### BEDROOM 3

10'6" x 7'9"

Situated at the rear of the property and currently used as a study. With loft access and drop down ladder.

## BATHROOM

7'11" x 7'4"

White suite comprising, close coupled wc, vanity storage unit with inset wash hand basin and mixer tap, walk-in double shower cubicle with mains fed shower, fully tiled walls and flooring and chrome heated towel rail.

## GARDENS

Gravelled garden to the front with paved pathway, plants, shrubs and walled boundary. Whilst the rear is a generous size with gravelled area, paving, two storage sheds and greenhouse.

## FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

## EPC.

EPC Rating -

EPC Link -



### IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!



### FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

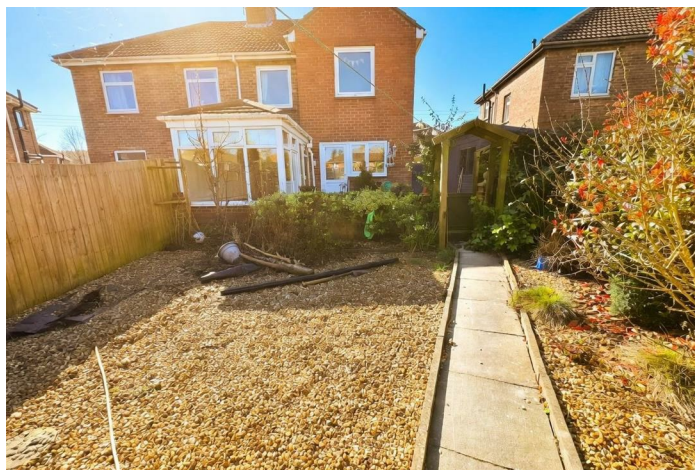
### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



**Council Tax Band: A**  
**EPC Rating:**



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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.