



Willow Road

Esh Winning DH7 9LJ

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



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.

Willow Road

Esh Winning DH7 9LJ



- No chain involved
- EPC RATING - D
- Three bedrooms

- Lovely outlook to the front
- Well maintained but in need of some modernisation
- Large open plan living and dining room

- Rarely available street
- Good sized rear garden
- Kitchen and lobby/utility

Available with no onward chain, this spacious semi detached house enjoys a rarely available location with lovely outlook to the front. 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 with cloaks cupboard, large open plan living and dining room with feature fireplace and french doors opening to the rear garden, a fitted kitchen and useful lobby/utility room which has access to the front and rear gardens. To the first floor there are two generous double bedrooms, a further single bedroom and bathroom/WC. Externally there is a low maintenance garden to the front and an enclosed lawned garden with patio area to the rear.

Within easy reach of local amenities and having good road 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, a cloaks cupboard and further under stairs storage cupboard.

Open Plan Living and Dining Room

22'8" x 12'2" (6.93 x 3.72)

A large open plan reception room with UPVC double glazed window to the front and UPVC double glazed french doors opening to the rear garden, a feature fireplace housing an electric fire, coving and two radiators.

Kitchen

11'10" x 6'10" (3.62 x 2.10)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob, an integrated fridge, plumbing for a washing machine, laminate flooring and UPVC double glazed window to the rear.

Lobby/Utility

20'0" x 4'0" ext to 10'8" (6.12 x 1.22 ext to 3.27)

With external doors to the front and rear, a storage cupboard and lots of storage space.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side and access to the loft which has ladder access, a light and is boarded for storage.

Bedroom One

12'1" x 11'3" (3.70 x 3.45)

Generous double bedroom with a UPVC double glazed window to the front, a built in wardrobe and storage cupboard, coving and radiator.

Bedroom Two

11'4" x 10'3" (3.47 x 3.14)

Double bedroom with a UPVC double glazed window to the rear, coving and radiator.

Bedroom Three

8'7" x 8'5" (2.62 x 2.59)

Further well proportioned bedroom with a UPVC double glazed window to the front, overstairs storage cupboard, coving and radiator.

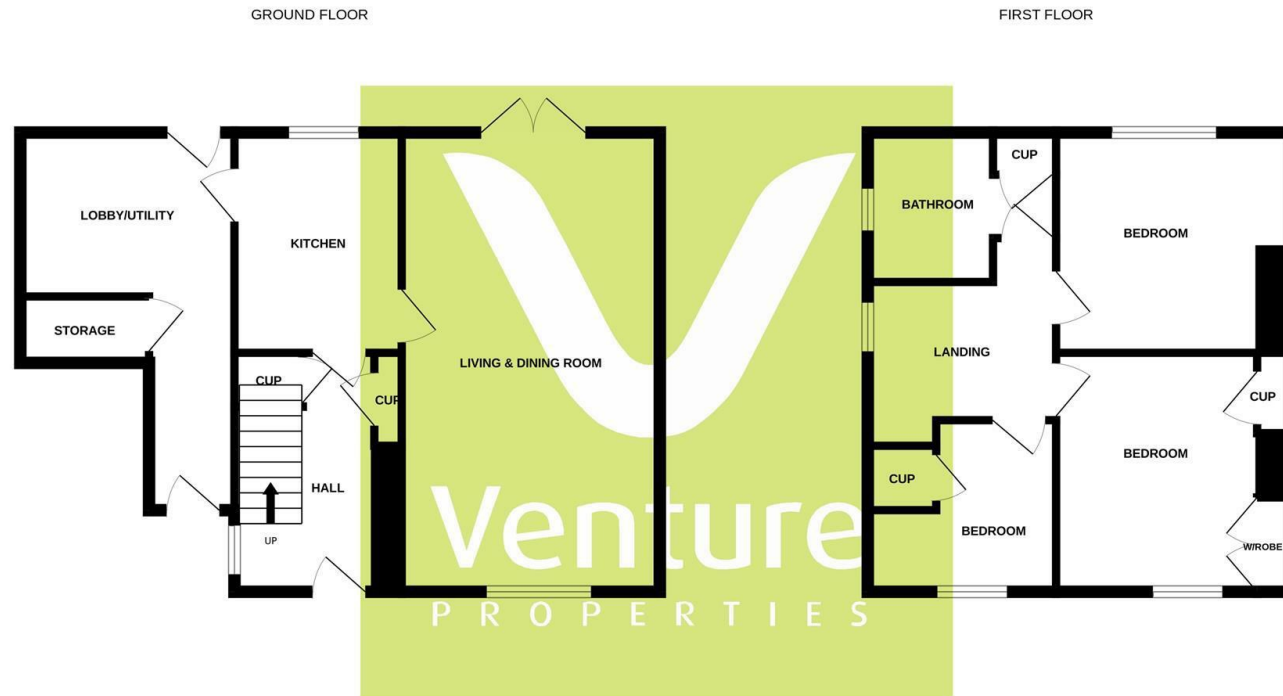
Bathroom/WC

8'8" x 8'6" (2.66 x 2.61)

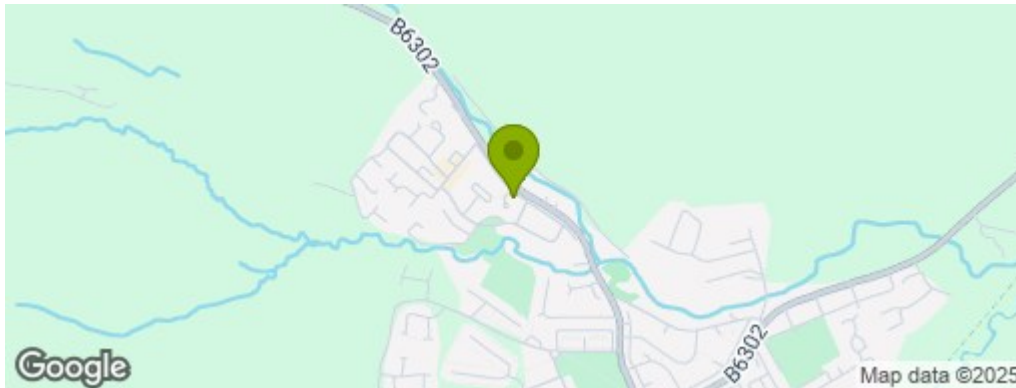
Comprising of a panelled bath with electric shower over, pedestal wash basin, WC, tiled walls, a UPVC double glazed opaque window to the side and cupboard housing the combi gas central heating boiler.

EXTERNAL

To the front of the property is a wall enclosed, low maintenance garden, whilst to the rear is an enclosed garden with lawn and patio area.



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.
Made with Metropix ©2025



Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 80 Mbps.

Mobile Signal/coverage: Likely with O2 and EE. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (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

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com