



## Esh Wood View

Durham DH7 7FD

Offers In The Region Of £154,950







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.



# Esh Wood View

Durham DH7 7FD



- No onward chain
- EPC RATING - TBC
- Garden room with wood burning stove

- Sought after location
- Combi boiler fitted 2025
- Driveway and garage

- Two double and further single bedroom
- Open plan kitchen and dining room
- Ground floor WC

Venture Properties are delighted to offer for sale with no onward chain, this attractive semi detached home within this sought after development in Ushaw Moor, ideally placed for access to local amenities and Durham City.

The deceptively spacious accommodation comprises of a welcoming entrance hallway, living room, inner hallway with cloakroom/WC and storage cupboard and open plan kitchen and dining room, which is perfect for entertaining and has french doors opening to the rear garden. To the first floor there are two generous double bedrooms, a further well proportioned bedroom, as well as the bathroom/WC. Externally there is a garden to the front with driveway for off street parking leading to the garage, whilst to the rear is an enclosed garden with shed and garden room which has a wood burning stove.

We anticipate that this property will appeal to a wide range of buyers and therefore recommend viewings at your earliest convenience.

## GROUND FLOOR

### Hall

Welcoming hallway having stairs leading to the first floor and radiator.

### Living Room

12'11" x 11'6" (3.94 x 3.52)

Spacious reception room with a UPVC double glazed window to the front, radiator and electric heater.

### Inner Hall

With a useful storage cupboard and access to the WC.

### WC

Comprising of a WC, hand wash basin set to a vanity unit, extractor fan and radiator.

### Open Plan Kitchen and Dining Room

14'7" x 8'8" (4.46 x 2.65)

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit, a built in oven and hob with extractor over, a fridge/freezer space and plumbing for a washing machine. Having a UPVC double glazed window to the rear, french doors opening to the rear garden, a radiator and wall mounted combi gas central heating boiler which was installed in 2025.

## FIRST FLOOR

### Landing

Having a radiator and access to the loft.

### Bedroom One

12'11" x 8'6" (3.94 x 2.61)

Generous double bedroom with a UPVC double glazed window to the rear, a radiator and electric heater.

### Bedroom Two

12'2" x 8'6" (3.73 x 2.61)

Double bedroom with a UPVC double glazed window to the front and radiator.

### Bedroom Three

6'8" x 5'10" (2.05 x 1.80)

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

### Bathroom/WC

9'3" x 6'5" (2.82 x 1.96)

Fitted with a panelled bath having electric shower over, pedestal wash basin, WC, tiled splashbacks, storage cupboard, radiator, extractor fan and UPVC double glazed opaque window to the rear.

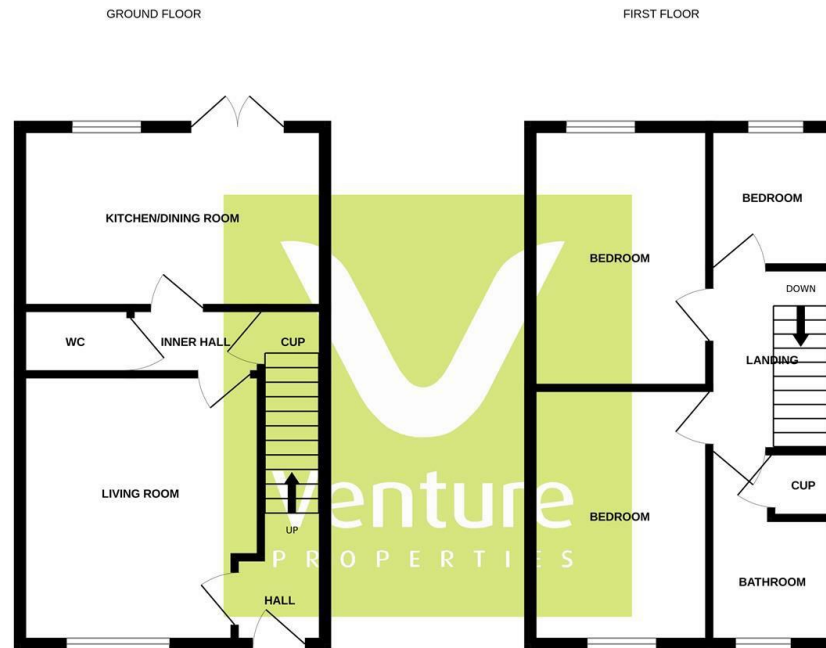
## EXTERNAL

To the front of the property is a lawned garden and double length driveway for off street parking. At the rear is an enclosed garden with both a decked and paved patio area, a wooden shed and wooden garden room with french doors and wood burning stove.

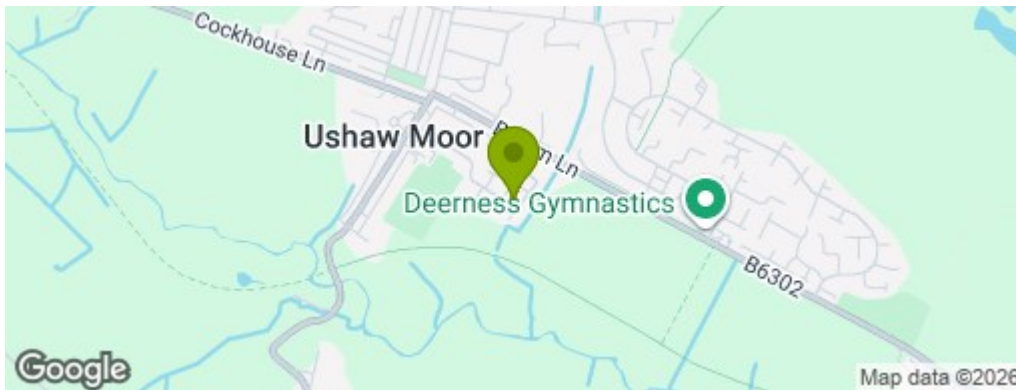
### Garage

16'8" x 8'8" (5.09 x 2.66)

Having an up and over door, power and lighting, as well as a door to the rear 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.  
Made with Metropix ©2024



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade TBC

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