



## Castle View

Esh Winning DH7 9LW

Offers In The Region Of £104,950





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# Castle View

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- No chain involved
- EPC RATING - D
- New heating system, re-wired and solar panels

- Fully refurbished to a high standard
- Two double bedrooms
- New windows and doors

- Cul de sac location with views to the rear
- Newly fitted kitchen and bathroom
- Replastered throughout and neutrally decorated

Available for sale with no chain, this superb home has been fully refurbished to a high standard providing ready to move into accommodation, perfectly suited to first time buyers. Having many notable features including a newly fitted kitchen, stylish newly fitted bathroom, new UPVC double glazed windows and doors. Having been fully rewired, replastered throughout and finished with neutral decor and quality newly laid floorings. The property also has a newly installed combi boiler and solar panels and therefore should be economical to run.

The property offers spacious living accommodation including a living room, a new kitchen with integrated appliances and space to dine, a large master bedroom, a further double bedroom and newly fitted bathroom. Externally the property has also undergone improvements with new guttering and fascias, remedial roof works and new lawns. There is also a driveway for off street parking.

Tucked away in a cul de sac location in the village of Esh Winning there are a wide range of local amenities including shops and schools all located within a short walk. There are also good road and public transport links in to Durham City which is located approximately 5.5 miles distant.

Viewing is highly recommended for full appreciation.

## GROUND FLOOR

### Living Room

17'11" x 11'6" (5.48 x 3.52)

Entered via a newly fitted UPVC door, this spacious reception room has new UPVC double glazed windows to the front and side, stairs leading to the first floor and a radiator.

### Kitchen and Dining Room

17'11" x 9'7" (5.48 x 2.93)

This impressive open plan kitchen and dining room is perfect for modern living and entertaining.

The kitchen has been newly fitted with a comprehensive range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with extractor over, an integrated fridge and freezer, as well as plumbing for a washing machine. Further features include two newly fitted UPVC double glazed windows to the rear, new external door to the side, recessed spotlighting, laminate flooring, radiator and a unit housing the newly fitted combi gas central heating boiler.

## FIRST FLOOR

### Landing

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

### Bedroom One

17'11" x 10'2" (5.48 x 3.11)

Large double bedroom with two new UPVC double glazed windows to the front, USB electrical sockets and a radiator.

### Bedroom Two

11'6" x 11'1" (3.53 x 3.40)

Further well proportioned double bedroom with a new UPVC double glazed window to the rear enjoying views over surrounding fields, USB electrical sockets and a radiator.

### Bathroom/WC

6'10" x 6'1" (2.10 x 1.87)

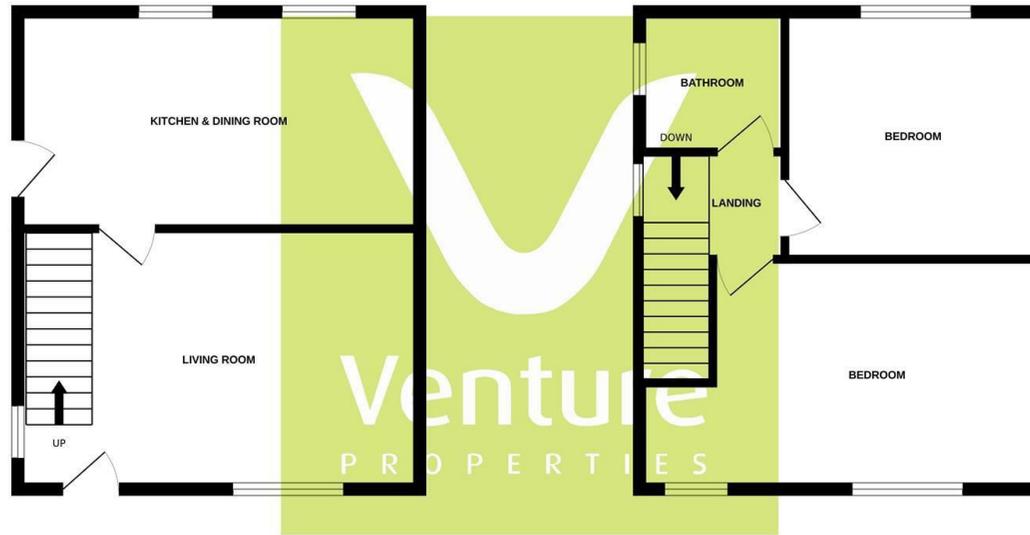
Newly fitted with a stylish white suite comprising of a bath with rainfall shower over and hand held shower, a wash basin and WC inset to a vanity unit. Having a new UPVC double glazed window to the rear, recessed spotlighting and an extractor fan.

## EXTERNAL

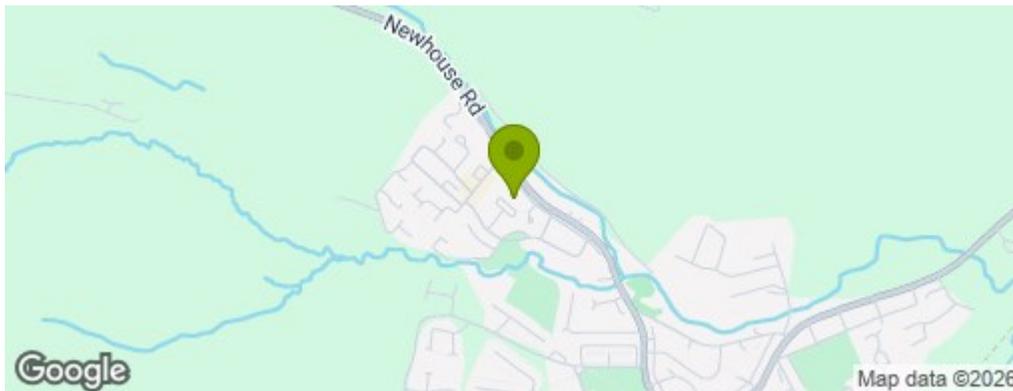
Externally the property has also been much improved with new lawned gardens to the front and rear, outdoor lighting and electrical socket, cold water tap and two brick outbuildings for storage. There is also a useful driveway for off street parking.

GROUND FLOOR

FIRST FLOOR



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: Ultrafast Broadband available. Highest available speed is 79 Mbps.

Mobile Signal/coverage: 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

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