



## College View

Esh Winning DH7 9AB

Offers In The Region Of £99,950







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# College View

Esh Winning DH7 9AB



- No chain involved
- EPC RATING - D
- Modern kitchen

- Three bedrooms
- Easy access to village amenities
- Refitted bathroom

- Sought after location
- Front and rear gardens
- Ground floor WC

SOLD STC - SIMILAR PROPERTIES REQUIRED!

Venture Properties are delighted to offer the opportunity to purchase with no onward chain, this spacious three bedroom semi detached house, in a popular street in the village of Esh Winning.

The floor plan comprises to the ground floor of an entrance hall with WC, large kitchen, spacious living room with feature fireplace and french doors opening in to the garden. To the first floor there are three good sized bedrooms and a white bathroom. Externally the property has lawned gardens to the front and access to the side leading to a fence enclosed lawned rear garden.

The property is situated towards the edge of the village within easy reach of a variety of local amenities and the primary school.

Early viewing is highly recommended.

## GROUND FLOOR

### Entrance Hall

Entered via UPVC door. Having stairs leading to the first floor, radiator and understairs storage cupboard with UPVC double glazed opaque window to the front.

### Cloakroom/WC

Comprising of a WC, hand wash basin to a vanity unit and UPVC double glazed opaque window to the side.

### Living Room

18'0" x 10'11" (5.49 x 3.34)

Spacious reception room with a UPVC double glazed window to the front and UPVC double glazed french doors to the rear garden. Having a modern wall hung electric fire, coving, radiator and TV aerial point.

### Kitchen

11'11" x 11'9" (3.65 x 3.60)

Fitted with a comprehensive range of wall and floor units having contrasting work tops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, plumbing for a washing machine and fridge freezer spaces. Further features include tiled splash backs, two larder units, a UPVC double glazed window and door to the rear garden. There is also a combi gas central heating boiler.

## FIRST FLOOR

### Landing

With UPVC double glazed window to the front and loft hatch.

### Bedroom One

12'5" x 8'8" (3.79 x 2.65)

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

### Bedroom Two

12'6" x 10'1" (3.83 x 3.08)

Further generous bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

### Bedroom Three

9'7" x 8'11" (2.94 x 2.74)

Well proportioned bedroom with a UPVC double glazed window to the side and radiator.

### Bathroom/WC

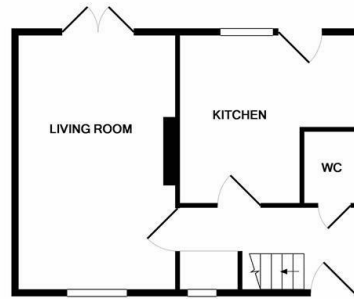
Fitted with a white suite comprising of a panelled bath with electric shower over, hand wash basin inset to a vanity unit and WC. Having tiled splashbacks, radiator and UPVC double glazed opaque window to the front.

## EXTERNAL

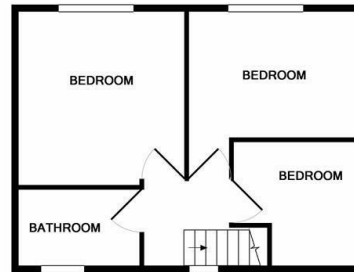
To the front of the property there is fence enclosed lawned garden and parking to the side. At the rear there is a lawned garden with patio area.

## AGENTS NOTE

Please note the photos used were taken prior to tenants living in the property.



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband available. Highest available speeds 80 Mbps.

Mobile Signal/coverage: Limited. 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](mailto:durham@venturepropertiesuk.com)