



South Terrace

Esh Winning DH7 9PR

Offers In The Region Of £59,950





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.



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South Terrace

Esh Winning DH7 9PR



- No chain involved
- EPC RATING - D
- Large reception room

- Highly sought after location
- Lots of potential
- Open plan kitchen

- In need of refurbishment
- Two bedrooms
- Generous garden

SOLD STC - SIMILAR PROPERTIES REQUIRED!

Available for sale with no chain involved, this lovely end of terrace cottage is situated in a sought after location on the outskirts of the village of Esh Winning. In need of refurbishment, the property offers lots of potential for modernisation.

The floor plan comprises of an entrance hall, large living room with feature fireplace and french doors opening to the garden, kitchen and bathroom/WC to the ground floor. To the first floor there are two bedrooms. Externally there is a generous, mature garden. The property has combi gas central heating and has a new roof fitted in 2024 which comes with a 25 year guarantee.

South Terrace has access to local amenities within the village and good road and public transport links to Durham City.

GROUND FLOOR

Entrance Hall

Entered via composite door. Having stairs leading to the first floor and radiator.

Living Room

16'0" x 14'7" ext to 17'9" (4.88 x 4.46 ext to 5.42)
Spacious reception room with UPVC double glazed french doors opening to the garden, a feature fireplace, an understairs storage cupboard and two radiators.

Kitchen

10'8" x 4'11" (3.26 x 1.50)
With UPVC double glazed windows to the front and side, wall and floor units with contrasting worktops incorporating a stainless steel sink unit with mixer tap, an electric cooker and plumbing for a washing machine.

Bathroom/WC

8'0" x 4'1" (2.46 x 1.25)
Comprising of a panelled bath with mains fed shower over, pedestal wash basin, WC, radiator and two UPVC double glazed opaque windows to the side.

FIRST FLOOR

Landing

With access to each bedroom and the loft.

Bedroom One

11'4" x 9'8" (3.47 x 2.95)
Double bedroom with a UPVC double glazed window to the front, radiator and built in wardrobe.

Bedroom Two

17'9" x 5'11" (5.42 x 1.81)
Large bedroom with UPVC double glazed window to the front, further velux window, radiator and wall mounted combi gas central heating boiler.

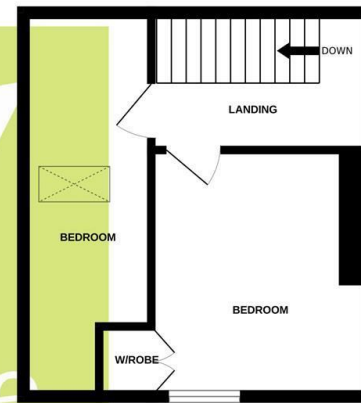
EXTERNAL

To the front of the property is a generous mature garden.

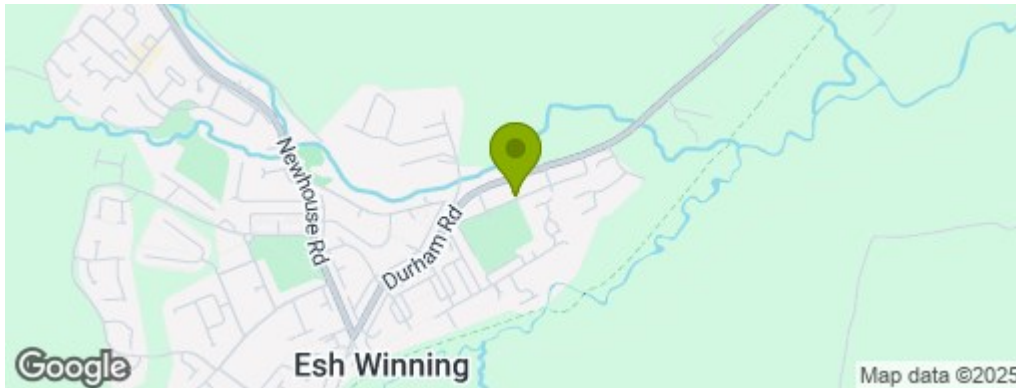
GROUND FLOOR



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 80 Mbps.

Mobile Signal/coverage: Limited with most providers. 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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