



## The Bungalows

Esh Winning DH7 9PD

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.





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# The Bungalows

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- No chain involved
- EPC RATING - D
- Combi gas central heating and UPVC double glazing

- Fully refurbished
- Refitted kitchen
- Freshly decorated

- Four bedrooms
- Stylish refitted bathroom
- Central village location

SOLD STC - SIMILAR PROPERTIES REQUIRED!

Available with no onward chain, this four bedroom terraced bungalow has been refurbished to a high standard and must be seen for full appreciation. The property is located in a central position within the village of Esh Winning which has a range of local amenities and is only 6 miles from Durham City centre.

The generous floor plan comprises of a large open plan living and dining room, a refitted kitchen and stylish refitted bathroom. An inner hall leads to two well proportioned double bedrooms. To the first floor there are also two further generous double bedrooms and a WC. Externally there is an enclosed yard to the rear.

Rarely available and in ready to move in condition, early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Open Plan Living and Dining Room

24'1" x 13'9" (7.36 x 4.20)

Large open plan reception room with UPVC double

glazed windows to the front and rear, two radiators and stairs leading to the first floor.

### Kitchen

9'4" x 7'2" (2.86 x 2.19)

Refitted kitchen comprising of a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, a fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window and door to the rear yard.

### Bathroom/WC

6'5" x 5'1" (1.98 x 1.56)

Modern refitted kitchen comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, a radiator, extractor fan and UPVC double glazed opaque window to the side.

### Inner Hall

With a storage cupboard and access to the two ground floor bedrooms.

### Bedroom One

12'11" x 9'10" (3.94 x 3.00)

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

### Bedroom Two

10'11" x 9'10" (3.33 x 3.00)

Double bedroom with a UPVC double glazed window to the rear, radiator and cupboard housing the combi gas central heating boiler.

## FIRST FLOOR

### Landing

### WC

Comprising of a WC and wash basin.

### Bedroom Three

15'10" x 10'3" (4.83 x 3.14)

Double bedroom with two velux windows and a radiator.

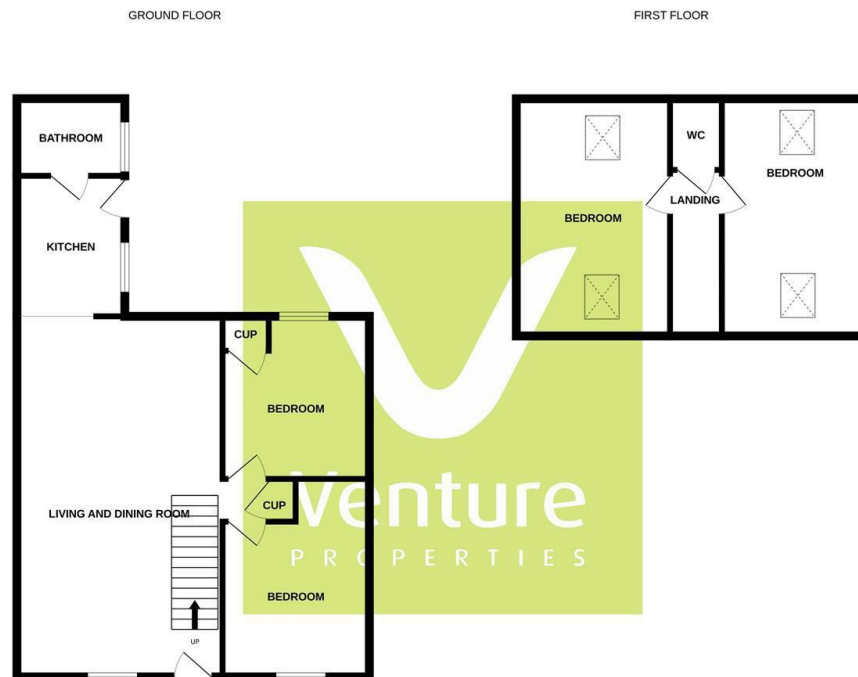
### Bedroom Four

15'6" x 9'9" (4.73 x 2.99)

Further double bedroom with two velux windows and a radiator.

## EXTERNAL

To the rear of the property is an enclosed yard.



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: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 7 Mbps.

Mobile Signal/coverage: Likely with O2. 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)