



## Castle Field

Durham DH7 9NQ

Offers In The Region Of £99,950

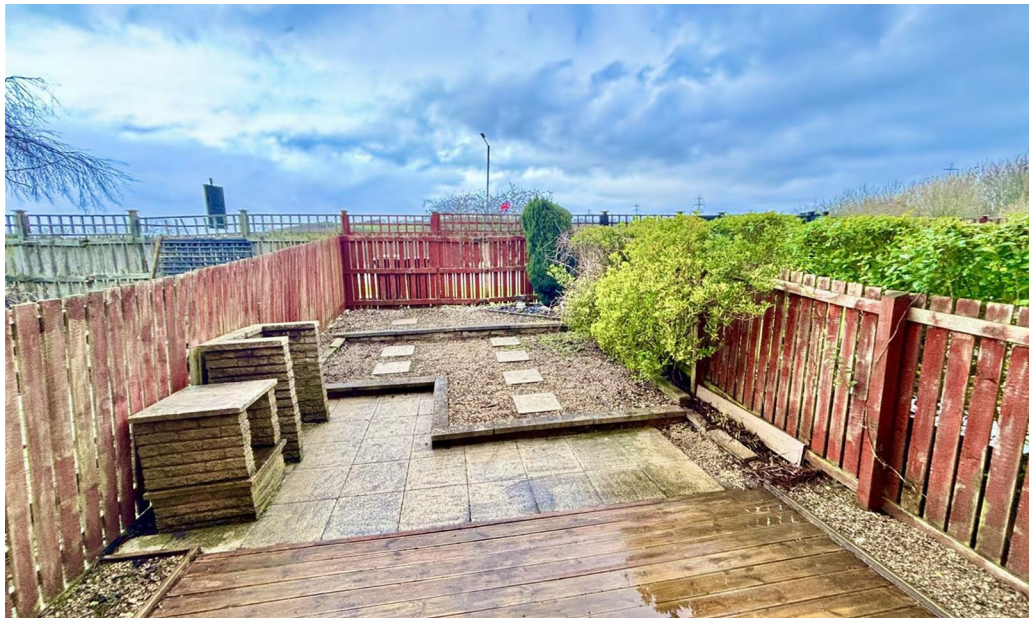






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# Castle Field

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- No chain involved
- EPC Rating - C
- Freshly decorated throughout

- Highly sought after location
- Two good sized bedrooms
- Not overlooked to the rear

- Ideal for FTBs or BTL investors
- Low maintenance gardens and double driveway
- Access to countryside and local amenities

Available for sale with no chain involved, Venture Properties highly recommend a viewing of this fantastic property situated in a sought after cul-de-sac location at the edge of the village of Esh Winning, surrounded by countryside but with easy access to Durham City. The property is ready to move in to and would make an ideal purchase for first time buyers and buy to let investors with potential rental income up to £700 PCM.

The freshly decorated accommodation comprises of a welcoming entrance hallway, spacious living room opening to the rear garden and fitted kitchen. To the first floor is the generous master bedroom, well proportioned second bedroom and stylish bathroom. Externally there is an enclosed garden to the rear which is not overlooked and a driveway to the front providing off street parking for two vehicles.

Castle Field is situated on the outskirts of Esh Winning where there are a range of local shops and amenities available. It is also located on the Deerness Valley Way, making it perfect for walking and outdoor pursuits. Durham City is located within a 10-15 minute drive and there is an excellent public transport service.

## GROUND FLOOR

### Hall

Welcoming entrance hallway with stairs leading to the first floor, radiator and telephone point.

### Kitchen

9'4" x 7'6" (2.85 x 2.31)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in oven, stainless steel gas hob with extractor over, fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window to the front, tiled splashbacks, radiator and wall mounted combi gas central heating boiler.

### Living Room

13'11" x 12'4" (4.25 x 3.76)

Spacious reception room with a UPVC double glazed door to the rear garden with two side windows, radiator and useful understairs storage cupboard.

## FIRST FLOOR

### Landing

Having access to all rooms and the loft.

### Bedroom One

Generous double bedroom with two UPVC double glazed windows to the front, radiator, TV point and storage cupboard.

### Bedroom Two

9'1" x 7'3" (2.78m x 2.22m)

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

### Bathroom/WC

6'3" x 5'9" (1.92 x 1.77)

Fitted with a white suite comprising of a panelled bath with shower over, pedestal wash basin and WC. Having tiled splashbacks, heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the rear.

## EXTERNAL

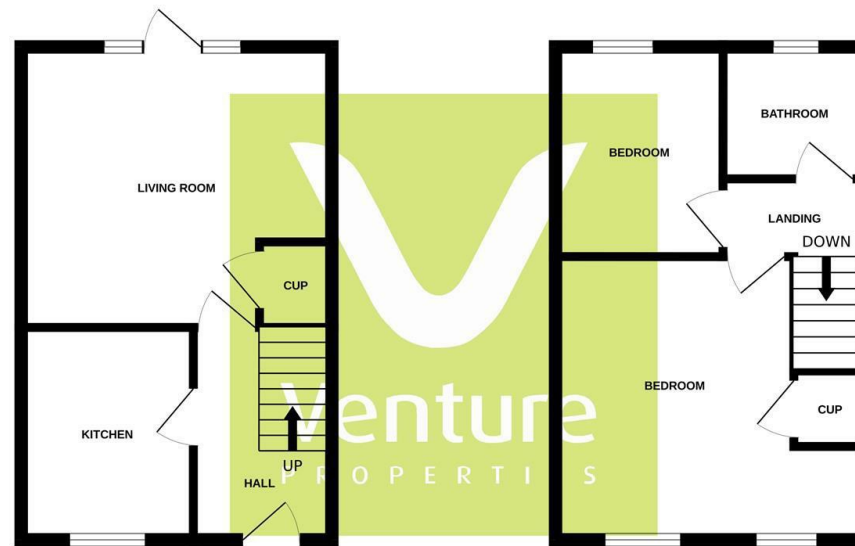
To the front of the property is double width driveway providing off street parking for two cars. To the rear is a fence enclosed, low maintenance garden with paved patio area which is not directly overlooked.

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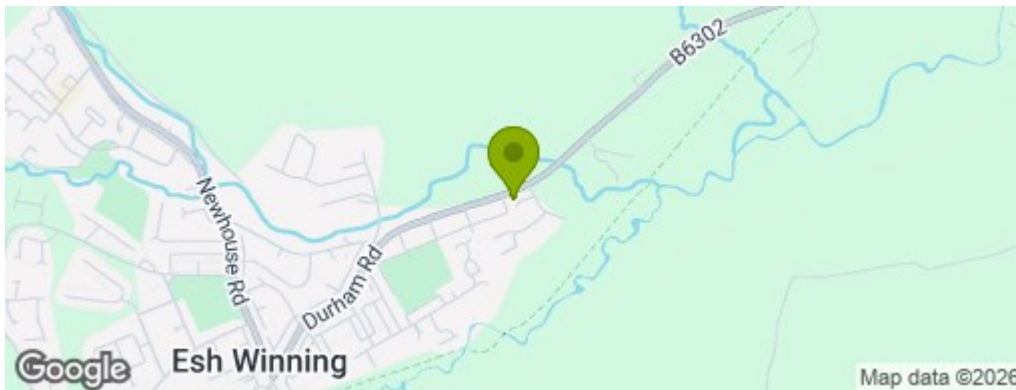


GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 75 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 C

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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