



30 Durham Road, Esh Winning, DH7 9NP
£500 Per Calendar Month

Venture
PROPERTIES

Available immediately on an unfurnished basis, Venture Properties are delighted to offer for rent this spacious mid terraced property with two double bedrooms, two reception rooms, large garden and garage.

The impressive floor plan benefitting from a recently installed combi gas central heating boiler with NEST controls, comprises of an entrance hall, spacious living room with double doors opening in to the dining room and through to the large galley kitchen. A rear lobby leads to the modern bathroom with white four piece suite. To the first floor there are two generous double bedrooms. Externally there is a low maintenance yard, a detached garage and large lawned garden.

Located in the popular village of Esh Winning, all amenities including the primary school, shops and transport links are on your doorstep. There is also easy access on to the Deerness Valley walkway which provides access to some lovely walks within the local countryside.

Early viewing is highly recommended to avoid disappointment.

EPC RATING - D

GROUND FLOOR

Hall

Entered via a UPVC double glazed door. With a radiator and internal doors to the living room and dining room.

Living Room

14'11" x 11'8"



Well presented with a UPVC double glazed window to the front, feature fireplace, coving and radiator. With double doors opening through to the dining room.

Dining Room

14'11" x 11'10"



Further spacious reception room with a UPVC double glazed window to the rear, a feature fireplace housing an electric fire, an understairs storage cupboard, coving and radiator.

Kitchen

18'7" x 6'7"



Fitted with a comprehensive range of wall and floor

units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven with stainless steel gas hob and extractor over, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the side, tiled splashbacks, storage cupboard and radiator.

Rear Lobby

Having a UPVC external door and internal door to the bathroom.

Bathroom/WC

10'8" x 6'7"



Fitted with a modern white suite comprising of a panelled bath, cubicle with mains fed shower, pedestal wash basin and WC. Having a UPVC double glazed opaque window to the side, tiled splashbacks, extractor fan and radiator.

FIRST FLOOR

Landing

With access to the loft space.

Bedroom One

15'1" x 14'9"



Generous double bedroom with a UPVC double glazed window to the front, coving and radiator.

Bedroom Two

14'11" x 10'3"



Further large double bedroom with a UPVC double glazed window to the rear, lots of built in storage, radiator and cupboard housing the combi gas central heating boiler.

EXTERNAL



To the rear of the property is an enclosed yard, whilst across the rear access lane is a large, lawned garden with patio area.

GARAGE

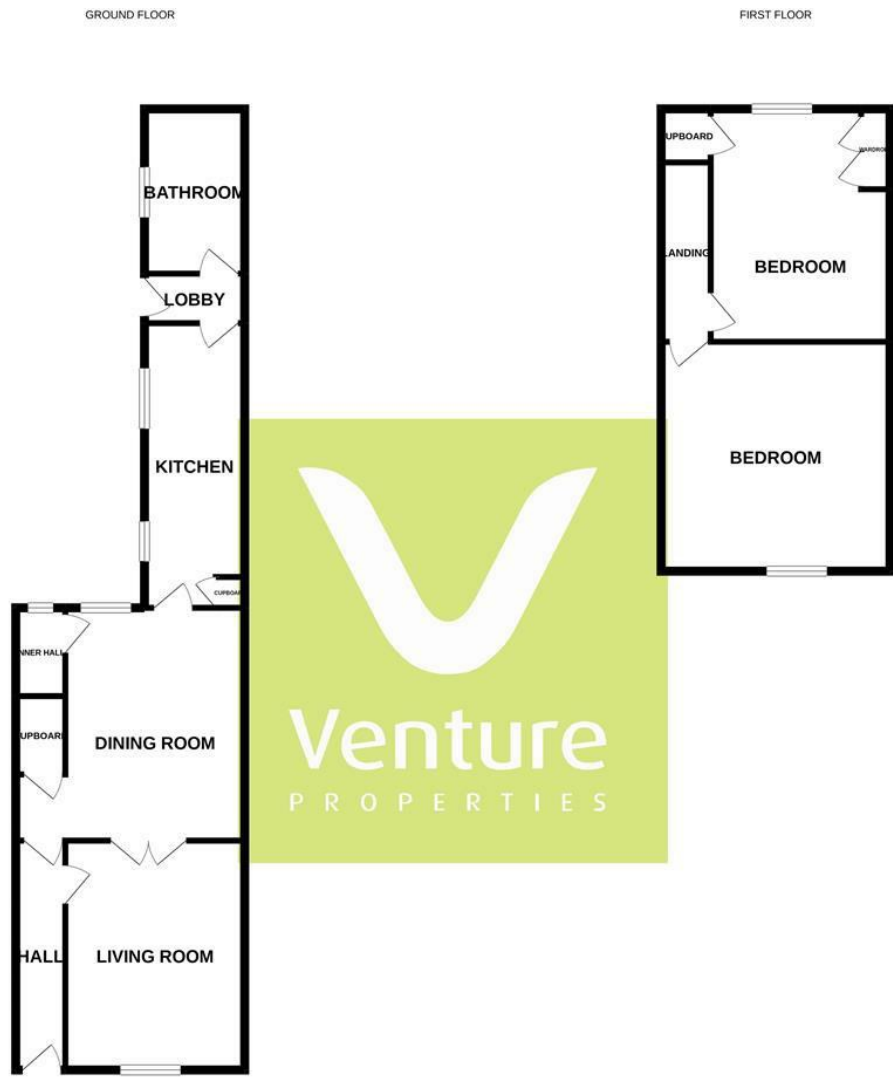


Single detached garage with up and over door and additional parking to the front.

Rear View

Garden





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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PROPERTIES

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	61	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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