



Evenwood Road

Esh Winning DH7 9PE

Offers Over £60,000





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Evenwood Road

Esh Winning DH7 9PE



- CHAIN FREE
- EPC Grade E
- Ground Floor Bathroom

- Ideal Investment Opportunity
- Two Reception Rooms
- UPVC Double glazed

- Two Bedrooms
- Kitchen
- Gas Central Heating

CHAIN FREE, ideal INVESTMENT OPPORTUNITY. A TWO BEDROOM terraced property located in Esh Winning which has a range amenities on your door step. A short drive from DURHAM with good road links for the commuter.

This property in brief comprises of TWO RECEPTION ROOMS - Lounge, Dining Room, Kitchen and ground floor bathroom whilst to the first floor there are two bedrooms. Externally is an ENCLOSED rear yard.

Ground Floor

Entrance Porch

Access via UPVC door which leads into small vestibule with door into the lounge.

Lounge

13'08" x 14'02" (4.17m x 4.32m)

Located to the front elevation of the property having UPVC window and central heating radiator. Decorative fireplace and surround.

Dining Room

13'07" x 7'06" (4.14m x 2.29m)

Stairs rise to the first floor, UPVC window and double opening into the kitchen area. Access to an under stair storage cupboard and central heating radiator.

Kitchen

8'00" x 6'08" (2.44m x 2.03m)

Fitted with base and wall units with laminate work surfaces over, stainless steel sink and tiled splash backs. Electric oven, hob and extractor with ample space and plumbing for free standing appliances as required. UPVC window and central heating radiator.

Rear Entrance

UPVC door leads to the enclosed yard at the rear.

Bathroom

Fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin. Obscured UPVC window and central heating radiator.

First Floor

Landing

Stairs rise from the dining room.

Bedroom One

14'02" x 13'08" (4.32m x 4.17m)

Located to the front elevation of the property having UPVC window and central heating radiator. Access to an over stair storage cupboard plus additional cupboard housing the gas central heating combination boiler.

Bedroom Two

13'08" x 8'07" max (4.17m x 2.62m max)

Located to the rear elevation of the property having UPVC window and central heating radiator.

Exterior

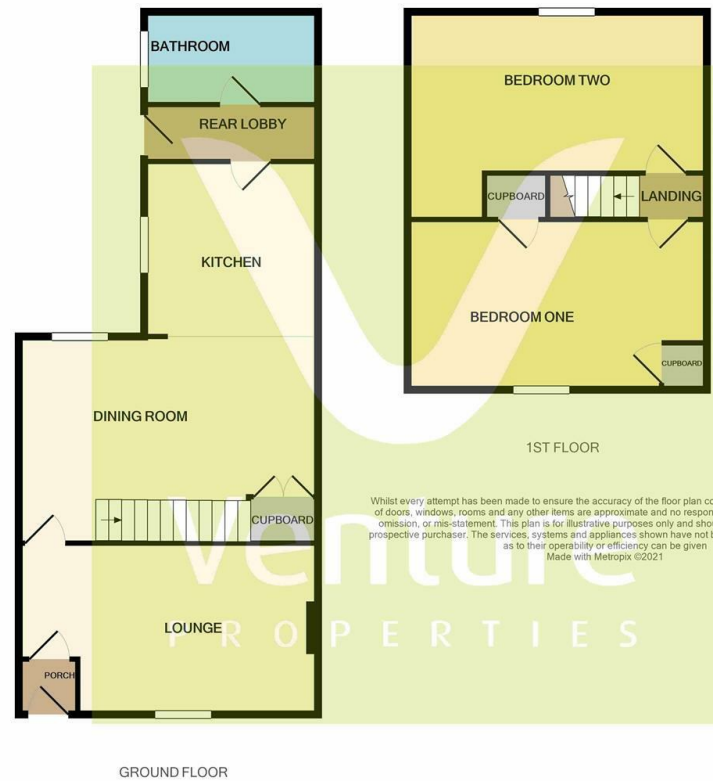
To the rear of the property is an enclosed yard area. With gated access to the lane at the rear.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below.

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2738-2060-7278-0644-1910?print=true>

EPC Grade E



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	