



## Magnolia Court

Esh Winning DH7 9NY

£110,000







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# Magnolia Court

Esh Winning DH7 9NY



- Two Bedroom End Link House
- EPC Grade C
- Parking Bay

- Ground Floor Cloaks WC
- First Floor Shower Room
- Gas Central Heating

- Lounge with Patio Doors to Garden
- Rear Low Maintained Garden
- Village Location

Welcome to this smart two-bedroom end terrace home located in Esh Winning, Durham.

This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Upon entering, you will find a well-appointed fitted kitchen. The ground floor also features a convenient WC, enhancing the practicality of the home. The inviting lounge is a highlight, complete with patio doors that lead directly to the rear enclosed patio garden, creating a seamless connection between indoor and outdoor living. This private garden space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The first floor comprises two generously sized bedrooms, offering a peaceful retreat for rest and relaxation. The layout of the home is thoughtfully designed to maximise space and light, ensuring a warm and welcoming atmosphere throughout.

Additionally, this property includes parking for one vehicle, providing ease and convenience for residents. The location in Esh Winning is well-regarded, with local amenities and transport links nearby, making it a practical choice for everyday living.

In summary, this smart two-bedroom end terrace home in Magnolia Court presents an excellent opportunity for those seeking a comfortable and stylish living space in a friendly community. Do not miss the chance to make this lovely property your new home.

## GROUND FLOOR

### Entrance Hallway

Via Composite front door, central heating radiator, laminate flooring and stairs to first floor.

### Ground Floor Cloaks WC

Fitted with a wc, wash hand basin and laminate flooring.

### Kitchen

11'9" x 7'4" (3.594 x 2.260)

Fitted with a range of wall and base units having contrasting work surfaces over, integrated electric oven and electric hob, plumbing for washing machine, space for fridge freezer, stainless steel sink unit, central heating radiator and laminate flooring.

### Lounge

14'5" x 11'3" (4.414 x 3.438)

With French patio doors to rear, central heating radiator, storage cupboard and spot lighting to ceiling.

## FIRST FLOOR

### Landing

With central heating radiator.

### Bedroom One

12'0" x 8'9" (3.678 x 2.691)

Having laminate flooring, central heating radiator, fitted wardrobes and uPVC double glazed window.

### Bedroom Two

14'5" x 7'7" (4.417 x 2.328)

Having central heating radiator and uPVC double glazed window.

### Shower Room/WC

Fitted with a double shower cubicle having mains shower over, wash hand basin, wc and chrome heated towel rail.

### Externally

Externally to the rear is an enclosed patio garden on two levels with gravelled areas and patio.

There is a parking bay to the rear.

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6200-8502-0122-7596-3353>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: This may be variable. We would recommend speaking to your provider to confirm.

Council Tax: Durham County Council, Band: A. Annual price: £1,655.29 (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 sea

### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.

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

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