

**STUART
EDWARDS**



Hill View

Esh Winning, Durham DH7 9LD

- EXTENDED SEMI DETACHED HOUSE
- LOUNGE, DINING ROOM & CONSERVATORY
- STYLISH BATHROOM
- DRIVEWAY
- PERFECT FIRST TIME BUYER HOME
- 3 BEDROOMS
- MODERN KITCHEN WITH SOME APPLIANCES
- GENEROUS REAR GARDEN
- NO ONWARD CHAIN

Asking Price £125,000

Council Tax Band: A
EPC Rating:

FULL DESCRIPTION

Extended semi detached house, this is a perfect first time buyer family home available with early vacant possession and no onward chain.

Composite entrance door leading to the hallway and spacious lounge with bay window and modern feature fireplace with archway to the dining room with double glazed French doors opening onto the conservatory with access to the garden. Additionally the kitchen has an extensive range of stylish wall and floor units and some integrated appliances.

Stairs from the hallway lead to the first floor landing, 3 bedrooms and fully tiled bathroom suite with double walk-in shower cubicle.

Externally there is a walled garden to the front of a driveway providing an off road parking space. Whilst the rear is a generous size with gravelled areas, paving, two storage sheds and greenhouse.

Benefiting from gas central heating with radiators to all rooms and UPVC double glazing throughout.

Esh Winning is located approximately 6.5 miles from Durham City and has good public transportation links, schools and local amenities.

Sure to prove popular amongst buyers, internal inspection is essential to appreciate.

ENTRANCE HALLWAY

Composite entrance door leading to hallway with radiator and stairs to the first floor landing.

LOUNGE

15'5" x 12'9"

Modern feature fireplace with marble hearth and inset electric fire, bay window, double radiator, laminate flooring and ceiling rose. Archway leading through to the dining room.

DINING ROOM

7'7" x 7'5"

Laminate flooring, double radiator, coved ceiling and UPVC double glazed French doors leading to the conservatory.

CONSERVATORY

13'2" x 5'6"

UPVC double glazed with tiled roof, double radiator and glazed door accessing the garden.

KITCHEN

10'9" x 9'2"

Range of stylish handleless wall and floor units incorporating glass display cabinet, laminate worktops and white enamel sink and drainer unit with mixer tap. Integrated fridge/freezer, electric oven, gas hob and stainless steel extractor hood. Plumbed for automatic washing machine, tiled splashbacks, spot lighting, coved ceiling and UPVC rear entrance door.

FIRST FLOOR LANIDNG

BEDROOM 1

9'8" x 9'2"

Situated at the front of the property with double radiator, coved ceiling, dado rail and vinyl flooring.

BEDROOM 2

10'3" x 8'0"

Situated at the rear of the property with double radiator, coved ceiling, dado rail and laminate flooring.

BEDROOM 3

10'6" x 7'9"

Situated at the rear of the property and currently used as a study. With loft access and drop down ladder.

BATHROOM

7'11" x 7'4"

White suite comprising, close coupled wc, vanity storage unit with inset was hand basin and mixer tap, walk-in double shower cubicle with mains fed shower, fully tiled walls and flooring and chrome heated towel rail.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.