

**STUART  
EDWARDS**



**Brandon Road**  
**Esh Winning, Durham DH7 9PH**

- BEAUTIFULLY APPOINTED WITH OPEN VIEWS TO THE FRONT
  - 2 GENEROUS DOUBLE BEDROOMS
  - FABULOUS KITCHEN/FAMILY ROOM
- LARGE BATHROOM WITH CORNER BATH & WALK-IN SHOWER
  - HIGH CEILINGS & PERIOD FEATURES
- EXTENDED MID TERRACED HOUSE
  - LOUNGE
- USEFUL UTILITY ROOM WITH WC
  - ENCLOSED REAR YARD
- READY TO MOVE INTO CONDITION

**Asking Price £129,950**



## Council Tax Band: A EPC Rating: D

### FULL DESCRIPTION

Beautifully appointed mid terraced house enjoying open views to the front.

With an extended internal layout the property was originally a three bedroom property but has been converted to a two bedroom, creating generous double bedrooms and a large family bathroom.

An entrance lobby with decorative tiled flooring and feature stain glass insert leads to the hallway, separate lounge and fabulous open plan kitchen/family room with an extensive range of shaker style units incorporating central island and integrated appliances. The space opens onto a sitting area with recessed feature fireplace and play area with Velux windows and French doors overlooking the rear garden helping to floor the room with an abundance of natural light. Additional there is a useful utility space with storage units, WC and wash hand basin.

Stairs front the sitting area lead to the first floor landing, 2 double bedrooms both with period style feature fireplaces and large family bathroom with his and her sink unit, corner bath, separate walk-in shower and underfloor heating.

Externally there is on street parking to the front and an enclosed rear yard with storage shed.

Benefiting from gas central heating with radiators to all rooms, UPVC double glazing, natural wood internal doors, high ceilings and period features.

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

A home ready to move into, internal inspection is essential to appreciate the accommodation on offer.

### ENTRANCE LOBBY

With decorative tiled floor and dado rail.

### HALLWAY

Radiator, dado rail, smoke detector

### LOUNGE

11'9 x 11'4

Double radiator.

### KITCHEN/FAMILY ROOM

20'11 x 15'1

Extensively fitted range of shaker style wall and floor units incorporating central island and laminate worktops with inset composite sink unit with mixer tap. Integrated microwave, fridge/freezer, dishwasher, wine cooler, electric oven and gas hob with extractor hood. Tiled splashbacks and tiled flooring leading through to an area that's currently used as a children's play space with three Velux windows and French doors overlooking the rear yard.

The sitting area within the room is carpeted and has a radiator in cabinet and recessed feature fireplace with exposed solid wood beam and inset multi fuel burner.

### UTILITY ROOM

With a range of storage units, inset sink unit with mixer tap, WC, ceramic tiled flooring and plumbed automatic washing machine and tumble dryer.

### FIRST FLOOR LANDING

#### BEDROOM 1

15'3 x 12'2

Double radiator and cast iron period feature fireplace with tiled hearth.

#### BEDROOM 2

11'11 x 12'6

Double radiator, period style feature fireplace and built-in cupboard.

### BATHROOM

13'7 x 8'1

Range of wall hung high gloss storage units incorporating WC and inset his and hers sinks with mixer taps and mirror above. Corner bath, walk-in shower cubicle with mains fed shower and glass screen, tiled splashbacks, tiled flooring with underfloor heating, heated towel rail, two wall light points and extractor fan.

### REAR YARD

With paved patio area, artificial grass, bin store area and storage shed.

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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.

