

Arbourcourt Avenue, Esh Winning, DH7 9HZ
3 Bed - House - Semi-Detached
O.I.R.O £120,000

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Arbourcourt Avenue
Esh Winning, DH7 9HZ

AN IDEAL FIRST BUY OR STARTER HOME – SPACIOUS GARDENS, SUNNY REAR ASPECT & WELL PRESENTED THROUGHOUT

Occupying a pleasant elevated position within the popular village of Esh Winning, this well-presented three-bedroom home offers an excellent opportunity for first-time buyers, young families or those looking to take their next step on the property ladder.

One of the property's standout features is its generous gardens, particularly the sunny rear garden, providing plenty of outdoor space for relaxing, entertaining or family enjoyment.

Internally, the accommodation is tastefully presented throughout and benefits from gas central heating and UPVC double glazing, offering comfortable and practical everyday living.

The ground floor comprises a welcoming entrance hallway, a comfortable lounge, a separate dining room ideal for family meals or entertaining, and a modern kitchen/breakfast room providing a sociable and functional space. A useful utility room offers additional practicality and storage.

To the first floor are three good-sized bedrooms, providing flexible accommodation for growing families, guests or home working, together with a stylish refitted family bathroom featuring a shower over the bath.

Esh Winning is a popular and established village offering a range of everyday amenities, including local shops, schools and recreational facilities. The village also enjoys convenient road links to Durham City and surrounding areas, making it an appealing choice for commuters and families alike.

A lovely home combining generous accommodation, excellent outdoor space and a convenient village location. Early viewing is highly recommended.








HOME














Sophia







Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – No
Property Construction – Standard assumed
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

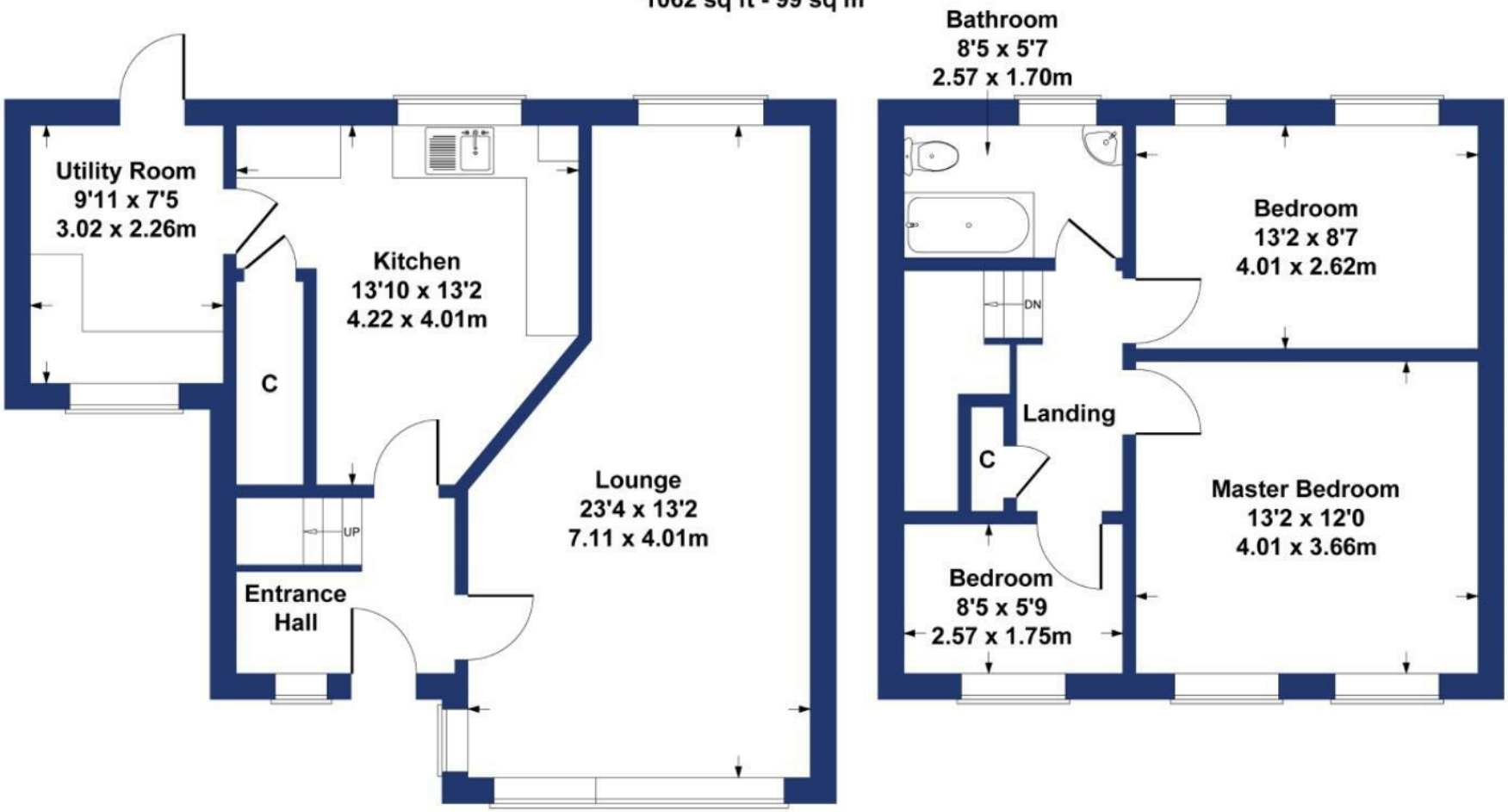
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area –Yes
Probate – NA
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

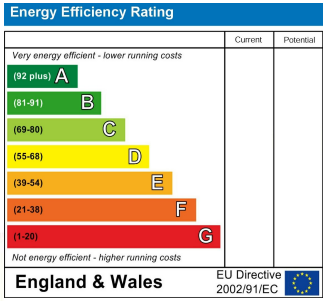
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Arbourcourt Avenue

Approximate Gross Internal Area
1062 sq ft - 99 sq m



GROUND FLOOR **FIRST FLOOR**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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