



Evenwood Road, Esh Winning, DH7 9PE
2 Bed - House - Terraced
O.I.R.O £84,595

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Currently Tenanted But Can Be Sold Vacant ** Ideal First Home or Buy to Let ** Spacious Double Fronted Home ** Sunny Enclosed Rear Courtyard ** Popular Village ** Good Amenities & Transport Links ** Upvc DG & GCH Via Combi **

The property briefly comprises a welcoming entrance lobby leading into a comfortable lounge, complete with a charming feature fireplace and staircase rising to the first floor. To the rear, there is a spacious and well-proportioned kitchen/diner, ideal for both everyday family living and entertaining.

Upstairs, the property offers two generously sized bedrooms along with a modern bathroom/WC fitted with a contemporary white suite. Externally, there is a good-sized enclosed yard to the rear, benefiting from a pleasant sunny aspect—perfect for relaxing or outdoor dining.

Evenwood Road is ideally positioned within close proximity to a range of local shops and everyday amenities available within the village itself. For a wider selection of shopping, leisure, and recreational facilities, Durham City Centre is approximately 6 miles away. Esh Winning enjoys a semi-rural setting, offering a balance of peaceful surroundings while still being within easy driving distance of surrounding towns and regional centres, making it an excellent choice for commuters.

**** Note - The images are from prior to the property being rented and may differ slightly to current state ****



Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating via combination boiler

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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

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

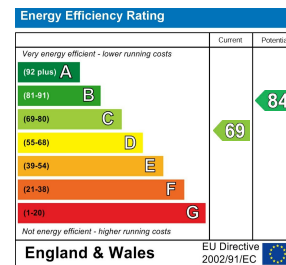
subsequent amendments or unintentional errors or omissions.

** Note - The images are from prior to the property being rented and may differ slightly to current state **

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.







Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.