



Hill View, Esh Winning, DH7 9LD  
3 Bed - House - Semi-Detached  
O.I.R.O £110,000

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# Hill View

## Esh Winning, DH7 9LD

Superb First Buy or Family Home \*\* Pleasant Position With Private & Sunny Aspect Rear Garden \*\* Parking \*\* Popular Village \*\* Outskirts of Durham \*\* Upvc Double Glazing & GCH Via Replacement Combination Boiler \*\* Must Be Viewed \*\*

The floor plan briefly comprises: entrance hall, open plan lounge/dining room with French doors to the rear decked patio area. The kitchen is fitted with a modern range of units and has door to the side external. The first floor has three generous bedrooms and family bathroom/wc. Externally, there is a generous enclosed rear garden with sunny aspect, patio area, lawn, detached garage/store, and an array of shrubs offering a degree of privacy. The front of the property provides off-street parking.

Esh Winning is a charming village nestled in the picturesque countryside of County Durham, offering a perfect blend of rural tranquillity and modern convenience. The village provides a welcoming community atmosphere, making it an ideal choice for families, professionals, and retirees alike.

Local amenities include a range of shops, cafes, and pubs, as well as essential services like a post office and medical facilities. Esh Winning also boasts excellent outdoor spaces, with nearby woodlands and walking trails for nature lovers.

For those commuting or seeking access to nearby urban centres, the village is well-connected by road to Durham City, just a short drive away, providing easy access to shopping, dining, and leisure activities. Regular bus services also link Esh Winning to surrounding towns and the wider region, ensuring that residents enjoy the perfect balance of countryside living with convenient transport connections.









## GROUND FLOOR

### Hallway

5'2 x 4'5 (1.57m x 1.35m)

### Lounge Dining Room

21'0 x 13'2 (6.40m x 4.01m)

### Kitchen

9'10 x 9'10 (3.00m x 3.00m)

## FIRST FLOOR

### Bedroom

10'6 x 9'10 (3.20m x 3.00m)

### Bedroom

10'6 x 9'10 (3.20m x 3.00m)

### Bedroom

7'10 x 7'3 (2.39m x 2.21m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

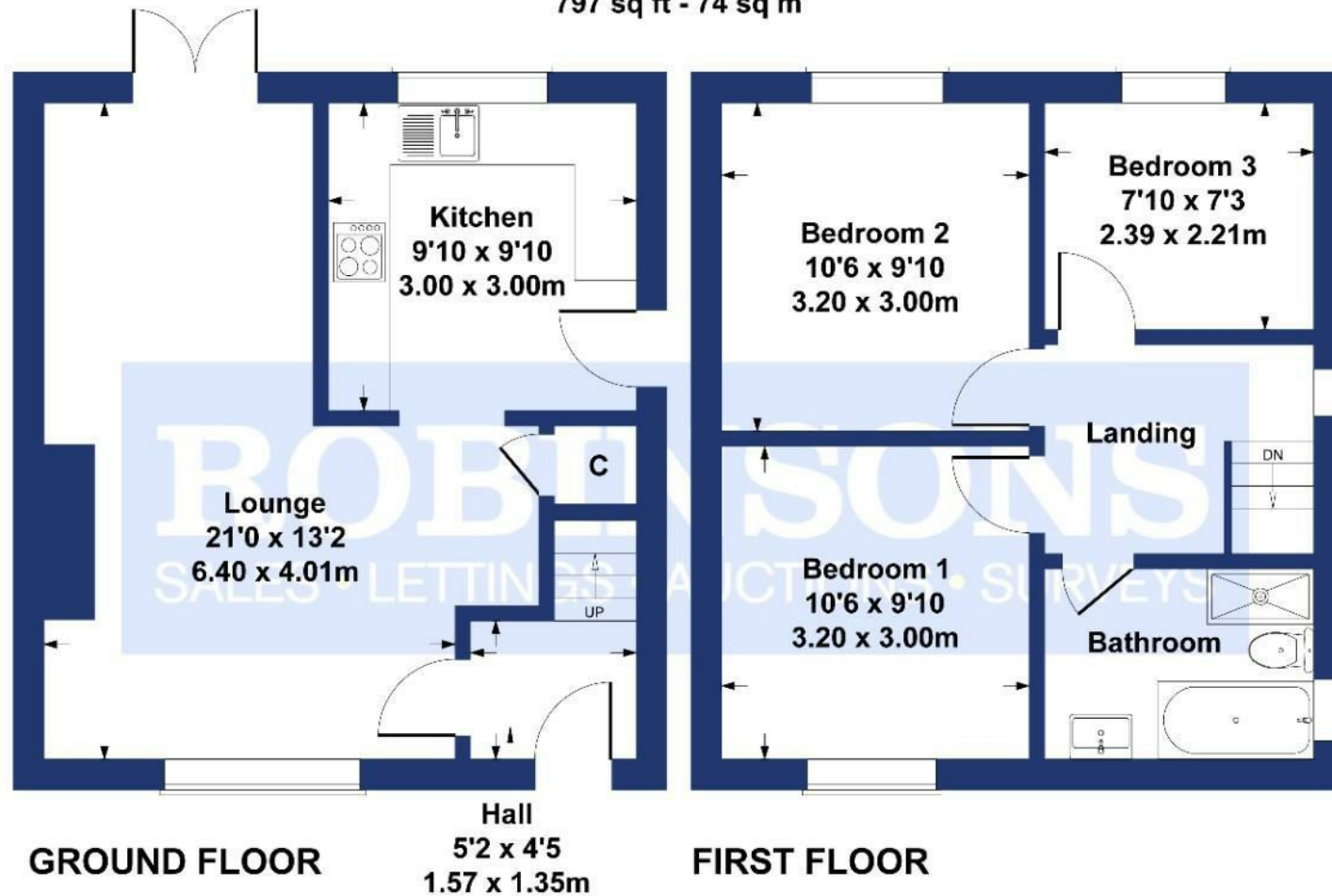
Council Tax: Durham County Council, Band A - Approx. £1701p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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Approximate Gross Internal Area  
797 sq ft - 74 sq m



## 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		85
(81-81)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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