Burnell Road, Esh Winning, DH7 9PB
2 Bed - House - Terraced
£90,000

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Burnell Road
Esh Winning, DH7 9PB

Must Be Viewed • Stunning Extended Home • Beautifully Upgraded & Re-Modelled • Fabulous Open-Plan Living • Sunny Private Rear Aspect • Popular Village Location

Lovingly upgraded and thoughtfully re-modelled, this stunning two-bedroom extended terraced home offers stylish and versatile accommodation in the popular village of Esh Winning, Durham.

Beautifully presented throughout, the property has been cleverly improved to create a fabulous modern living space, ideally suited to first-time buyers, couples, downsizers or those looking for space to work from home.

The accommodation begins with a comfortable and inviting living room, providing an ideal place to relax and unwind. The real heart of the home is the stunning modern fitted kitchen, which is open plan and seamlessly flows into an extended second living or dining area, creating a superb space for everyday living and entertaining. French doors open directly onto the rear courtyard garden, which enjoys a private and sunny aspect.

To the first floor is a generous double bedroom, together with a single bedroom ideal as a child's room, guest bedroom or home office. Completing the accommodation is a stylish modern fitted shower room/WC.

Further benefits include uPVC double glazing and gas central heating.

Conveniently situated for local amenities and surrounding countryside, while remaining well placed for access to Durham City and neighbouring villages.

A superb home where much of the hard work has already been done. Early viewing is highly recommended.

BEWARE
OF THE
ELVIS FAN!

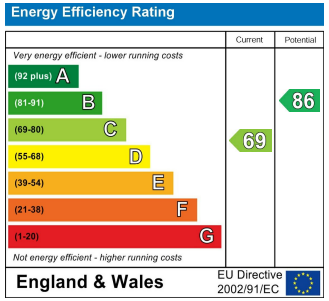
Agent Notes
Council Tax: Durham County Council, Band A - Approx. £1748p.a
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Assumed Standard
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.
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.



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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