



Dene Park, Esh Winning, DH7 9JF  
2 Bed - House - Semi-Detached  
O.I.R.O £84,000

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**Ideal Starter, Young Family or Investment Property \*\* Popular Village Location \*\* Gardens \*\* Upvc Double Glazing & GCH \*\***

Located in the semi-rural village of Esh Winning, this two-bedroom semi-detached house presents an excellent opportunity for first-time buyers and those seeking a comfortable home. With no upper chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by a spacious hallway that leads to a generous lounge, perfect for relaxation and entertaining. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace. To the first floor you will find two well-proportioned bedrooms, along with a family bathroom that caters to your daily needs.

The property benefits from gas-fired central heating via a combination boiler and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Externally, the front garden adds to the property's appeal, while the rear features a lovely lawned area, perfect for outdoor activities or simply enjoying the fresh air. Additionally, off-street parking is available, providing convenience for you and your guests.

Esh Winning boasts a range of local shops and amenities, making daily life convenient. For a more extensive selection of shopping and recreational facilities, Durham City is just seven miles away, offering a vibrant atmosphere and a wealth of options.

This well-sized semi-detached property is not only practical but also offers a wonderful opportunity to settle in a friendly community. Whether you are looking to start your journey as a homeowner or seeking a charming residence, this property is certainly worth considering.



**Lounge Diner**

18'8" x 10'4" (5.69m x 3.15m)

**Kitchen**

11'8"x 8'2" (3.56mx 2.49m )

**Bedroom**

15'10" x 9'8" (4.83m x 2.95m)

**Bedroom**

11'6" x 10'7" (3.51m x 3.23m)

**Bathroom/Wc**

8'5" x 6'8" (2.57m x 2.03m)

**Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 67 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,701 p.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.

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.



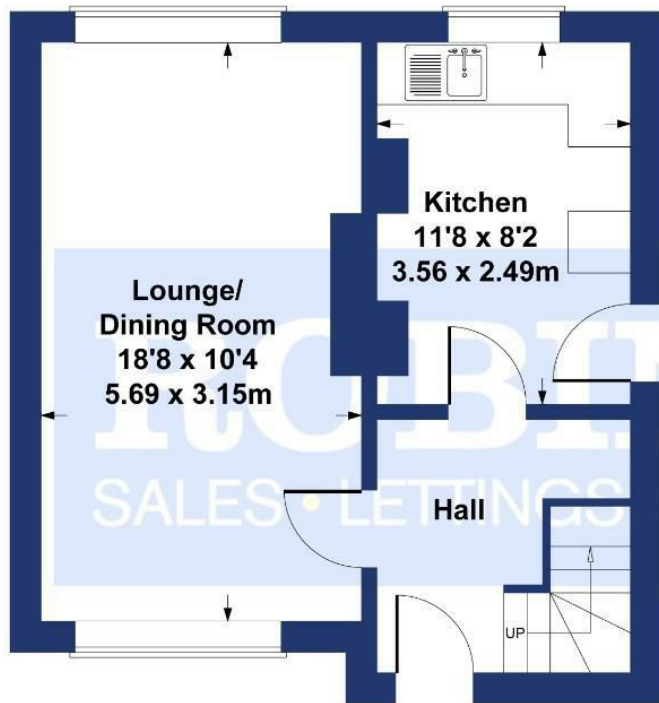




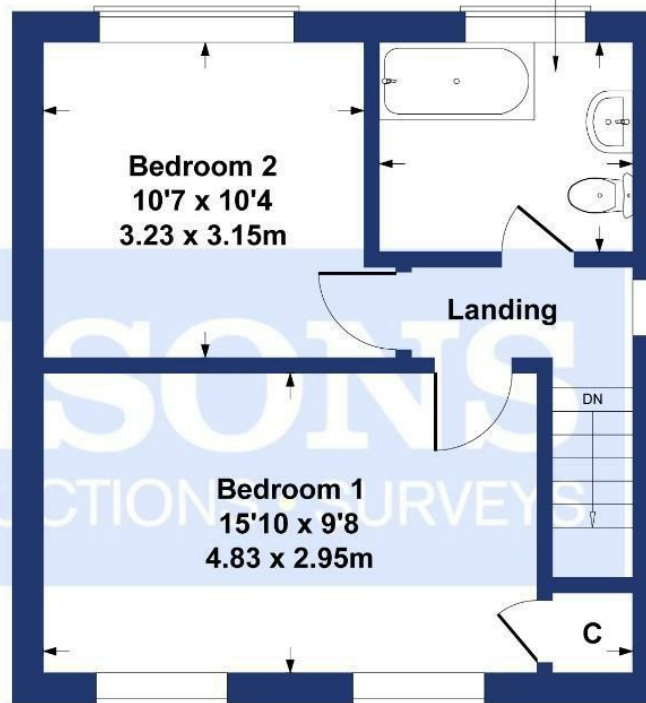
# Dene Park

Approximate Gross Internal Area  
755 sq ft - 70 sq m

Bathroom  
8'5 x 6'9  
2.57 x 2.06m



**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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(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	

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.