



Newhouse Avenue, Esh Winning, DH7 9JH  
3 Bed - Bungalow - Semi Detached  
Offers In The Region Of £129,950

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# Newhouse Avenue, Esh Winning, DH7 9JH

No Upper Chain \*\* Seldomly Available \*\* Pleasant Position With Large Rear Garden \*\* Popular Village Location \*\* Outskirts of Durham \*\* Local Amenities & Transport Links \*\* Double Glazing & Gas Central Heating Via Combi \*\* Detached Garage With Parking Space \*\* Must Be Viewed \*\*

The floor plan comprises:- entrance hallway, lounge, kitchen diner, three bedrooms, bathroom/wc. Outside the property occupies a pleasant position with large enclosed rear garden, front garden, shared driveway, detached garage.

Newhouse Avenue is situated close to a range of local shops and amenities which are available within the village, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 6 miles distant. Esh Winning occupies a semi rural location yet lies within easy driving distance of other regional centres making it handily placed for commuting purposes.

## Hallway

## Lounge

14'11" x 9'7" (4.55 x 2.92)

## Kitchen Diner

13'9" x 9'10" (4.19 x 3.00)

## Bedroom

11'7" x 10'1" (11'07" x 10'01") (3.53 x 3.07)

## Bedroom

13'5" x 8'2" (13'05" x 8'02") (4.09 x 2.49)

## Bedroom

10'0" x 8'1" (3.05 x 2.46)

## Bathroom/WC

8'7" x 6'7" (8'07" x 6'07") (2.62 x 2.01)

## Tenure - Freehold

## Council Tax Band A - Approx. £1426 PA







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

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