



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" (3.53 x 3.07)

Bedroom

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

Bedroom

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

Bathroom/WC

8'7" x 6'7" (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) A		
(81-91) B		
(69-80) C		
(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.

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