



Swallow Close, Esh Winning, DH7 9JN
2 Bed - Bungalow - Semi Detached
O.I.R.O £124,950

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No Upper Chain ** Pleasant Position ** Popular Village Location ** Local Amenities & Road Links ** Solar Panels ** Garage With Remote Door ** Private Rear Garden ** Driveway Parking ** Versatile Floor Plan ** Outskirts of Durham ** Double Glazing & GCH **

The floor plan comprises: entrance hall, fitted kitchen with side external door, comfortable lounge, inner hallway, two bedrooms, shower room/WC, conservatory. One of the bedrooms leads into the conservatory and one has a door to the rear garden. There is parking, gardens and garage.

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.



Hallway**Lounge**

17'09 x 10'0 (5.41m x 3.05m)

Kitchen

8'10 x 8'07 (2.69m x 2.62m)

Inner Hallway**Shower Room**

7'09 x 4'11 (2.36m x 1.50m)

Bedroom

11'11 x 10'01 (3.63m x 3.07m)

Conservatory

9'11 x 8'08 (3.02m x 2.64m)

Bedroom

9'10 x 7'11 (3.00m x 2.41m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

£1,984 p.a

Energy Rating: Pending

Solar Panels are owned. Ask the agent for details.

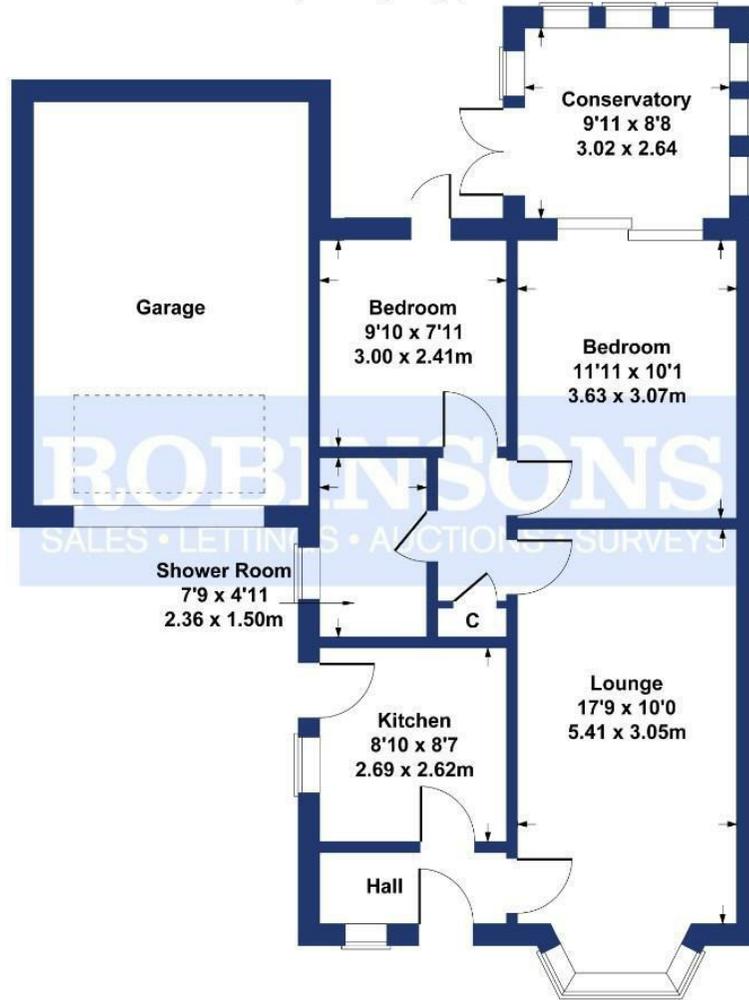
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Swallow Close

Approximate Gross Internal Area
700 sq ft - 65 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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		84	86
		EU Directive 2002/91/EC	

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