



Burnell Road, Esh Winning, DH7 9PB
3 Bed - House - Detached
Starting Bid £120,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Burnell Road

Esh Winning, DH7 9PB

* Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £120,000 * Buyers Premium applies please see full details for information *

Detached Home ** Ideal For FTB or Families ** Popular Village Location ** Tucked Away Position ** Garage & Garden ** Well Presented ** Local Amenities & Good Road Links ** UPVC Double Glazing & GCH Via Combination Boiler ** Must Be Viewed **

The floor plan comprises; entrance porch, comfortable living room, modern fitted kitchen with a range of white units. The first floor has three bedrooms and shower room/WC. Outside, there are gardens, driveway parking and single 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.









Entrance Porch

Living Room

18'7 x 10'4 (5.66m x 3.15m)

Kitchen

12'8 x 7'9 (3.86m x 2.36m)

FIRST FLOOR

Bedroom

12'7 x 11'0 (3.84m x 3.35m)

Bedroom

12'6 x 11'4 (3.81m x 3.45m)

Bedroom

8'9 x 7'5 (2.67m x 2.26m)

Shower Room/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 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.

Auction Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

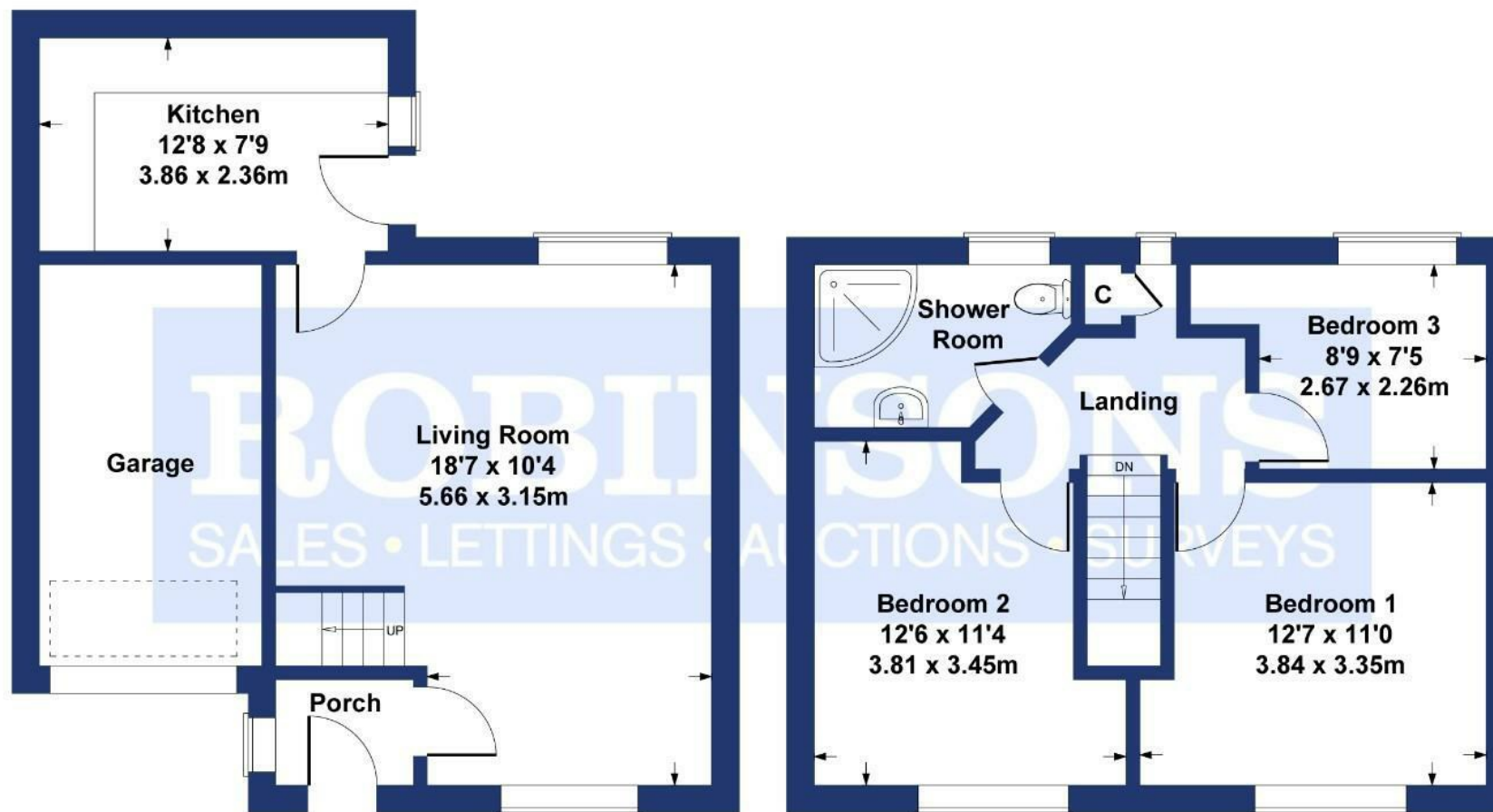
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Burnell House

Approximate Gross Internal Area
991 sq ft - 92 sq m

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



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

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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