



Burnell Road, Esh Winning, DH7 9PB  
2 Bed - House - Mid Terrace  
O.I.R.O £98,000

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# Burnell Road

## Esh Winning, DH7 9PB

Superb First Buy or Young Family Home \*\* Extended & Spacious Floor Plan \*\* Modern Kitchen  
\*\* Two Bathrooms \*\* Upvc Double Glazing & GCH \*\* Separate Dining Room \*\* Popular Village  
Location \*\* Local Amenities & Road Links \*\* Must Be Viewed \*\*

The floor plan comprises; entrance, comfortable lounge, separate dining room with French doors to the rear courtyard garden, fitted kitchen, and cloak/WC. The first floor has large master bedroom with en-suite shower room/WC, a further good size bedrooms and bathroom/WC. Outside there is a pleasant enclosed yard area with gated access to the rear lane.

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.











## GROUND FLOOR

### Entrance Vestibule

### Lounge

14'3 x 13'9 (4.34m x 4.19m)

### Kitchen

13'8 x 6'11 (4.17m x 2.11m)

### Dining Room

13'1 x 6'4 (3.99m x 1.93m)

### Cloak/WC

## FIRST FLOOR

### Bedroom

14'4 x 13'9 (4.37m x 4.19m)

### En-Suite

### Bedroom

9'11 x 7'0 (3.02m x 2.13m)

### Bathroom/WC

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

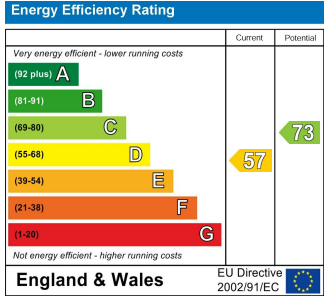
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Energy Rating: D

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.





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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