

Durham Road, Esh Winning, DH7 9NP
3 Bed - House - End Terrace
Starting Bid £39,000

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No Upper Chain ** Good Potential ** Popular Village Location
 ** Outskirts of Durham ** Access to Cycle/Walking Routes & Countryside ** Ideal Investment & Buy-to-Let ** Refurbishment Required ** Re-Wired ** GCH & Double Glazing **

* Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £39,000
 * Buyers Premium applies please see full details for information
 **

The floor plan comprises: entrance hallway, two good sized reception rooms, kitchen and wet room/WC. The first floor has two double bedrooms and a small single room/office. Outside there is a good size courtyard garden to the rear, which offers possible parking.

Esh Winning is a charming village situated in the picturesque Deerness Valley, approximately five miles west of the historic city of Durham. This prime location places Durham's diverse shopping, leisure, and cultural amenities within easy reach for residents of Esh Winning. The village is well-equipped with a variety of local amenities, including a primary school that caters to young children. For secondary education, students can attend schools in the nearby towns of Lanchester and Durham, which are easily accessible from the village. Esh Winning offers a perfect blend of rural tranquillity and convenient access to urban facilities, making it an ideal place for families and individuals seeking a balanced lifestyle.

Auction Note

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 £300.00 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.

GROUND FLOOR

Hallway

Lounge

13'3" x 14'11" (4.05 x 4.56)

Dining Room

13'3" x 14'9" (4.05 x 4.52)

Kitchen

7'0 x 4'8 (2.13m x 1.42m)

Wet Room

FIRST FLOOR

Bedroom

9'10 x 8'0 (3.00m x 2.44m)

Bedroom

9'8 x 8'0 (2.95m x 2.44m)

Bedroom/Office

8'7 x 4'8 (2.62m x 1.42m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps

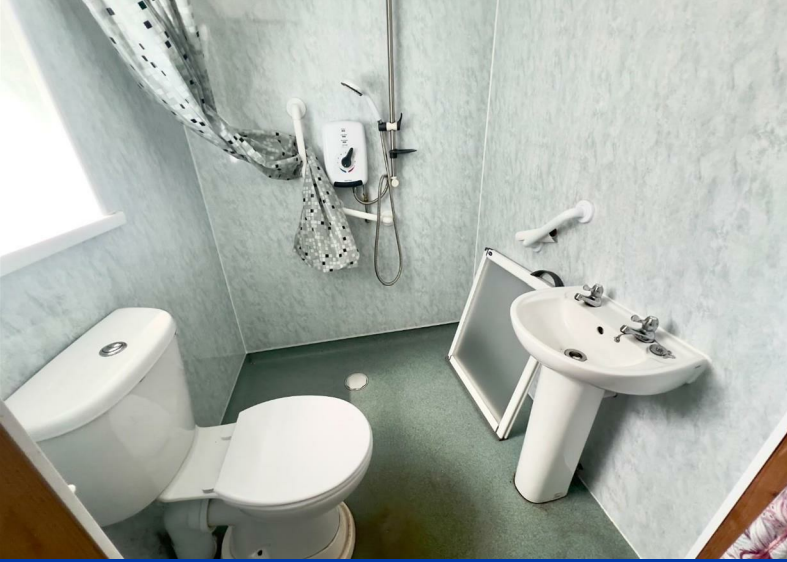
Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: F

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.



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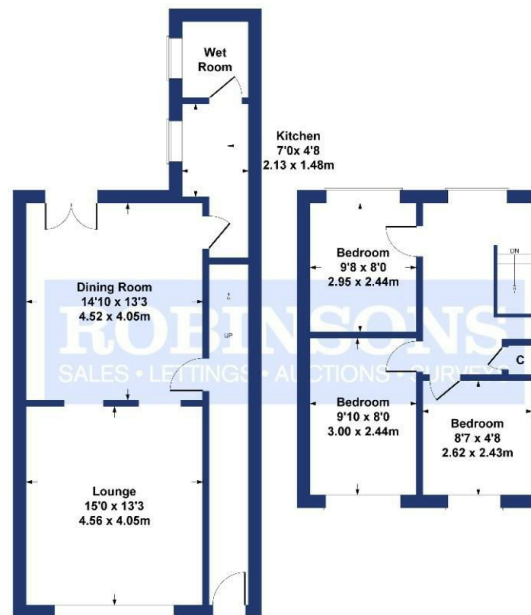
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wigan Road
Approximate Gross Internal Area
947 sq ft - 88 sq m



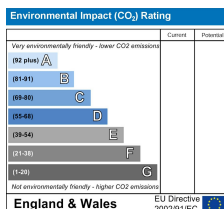
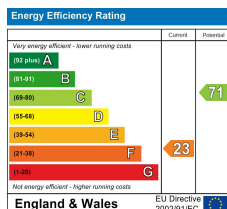
GROUND FLOOR

FIRST FLOOR

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. 2024



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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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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1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk