



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

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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
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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.



