



**Woodlands Place, Esh Winning, DH7 9NN**  
**3 Bed - House - Mid Terrace**  
**£125,000**

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Semi Rural Setting \*\* Popular Village Location \*\* Spacious Floor Plan \*\* Courtyard Gardens \*\* Double Glazing & GCH \*\* Pleasant Views \*\* Local Walking & Cycle Routes \*\* Good Village Amenities & Road Links \*\*

This property offers a welcoming entrance leading to a spacious living room filled with natural light, perfect for relaxing or entertaining. Adjacent is a modern kitchen diner with ample storage and workspace, ideal for both daily use and family gatherings. The dining area comfortably accommodates a large table, making it the heart of the home. Upstairs, there are three well-sized bedrooms, including a master with an en-suite, providing a private retreat. The additional bedrooms are versatile, suitable for children, guests, or a home office. A stylish family bathroom completes the upper level. Outside to the front there is a patio area whilst to the rear there is an enclosed yard, both are suitable of outdoor dining and relaxation.

Lymington, located in the village of Esh Winning, Durham, offers a blend of affordable housing and a peaceful, semi-rural lifestyle. It is an attractive option for first-time buyers, young families, and retirees seeking good value for money. Lymington benefits from local amenities such as primary schools, local shops, healthcare facilities, and pubs, providing a sense of community. For more extensive shopping, dining, and entertainment options, Durham City is just a 15-minute drive away. The village is also well-connected by bus routes, offering convenient public transport links to Durham and neighbouring towns. With its close proximity to the surrounding countryside and nature reserves, Lymington is ideal for buyers who appreciate a quieter lifestyle with easy access to urban conveniences.

## GROUND FLOOR

### Hallway

### Lounge

17'08 x 17'02 (5.38m x 5.23m)

### Kitchen Diner

15'06 x 10'09 (4.72m x 3.28m)

### Utility Space

11'10 x 5'01 (3.61m x 1.55m)

## FIRST FLOOR

### Bedroom

11'08 x 10'02 (3.56m x 3.10m)

### En-Suite

### Bedroom

11'05 x 5'04 (3.48m x 1.63m)

### Bedroom

8'02 x 7'05 (2.49m x 2.26m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6Mbps, Superfast 43Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: Pending

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.

### NOTE

External images courtesy of Google street view



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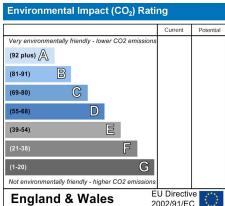
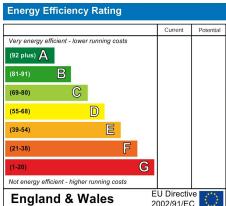
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1



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