



Burnell Road, Esh Winning, DH7 9PB  
2 Bed - House - Terraced  
£89,950

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# Burnell Road

## Esh Winning, DH7 9PB

Superb First Buy or Young Family Home \*\* Extended & Spacious Floor Plan \*\* Modern Kitchen & Bathroom \*\* Upvc Double Glazing & GCH Via Replacement Combi \*\* Boarded Loft Space With Ladder & Velux Window \*\* Popular Village Location \*\* Local Amenities & Road Links \*\* Must Be Viewed \*\*

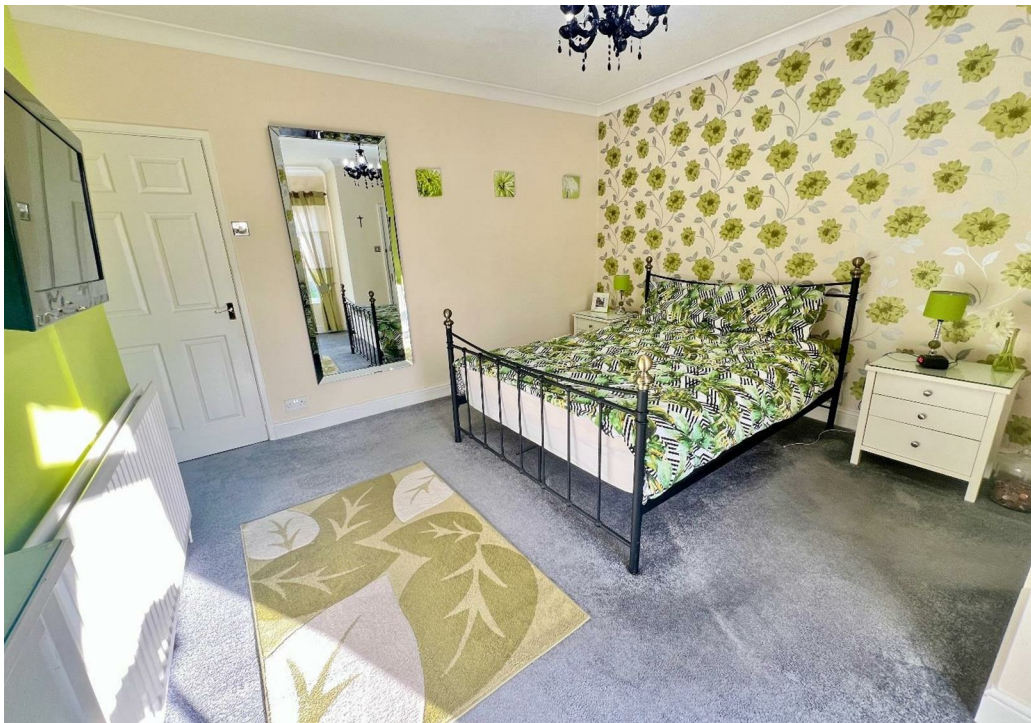
The floor plan comprises; entrance, comfortable lounge, separate dining room, fitted kitchen with a range of integral appliances. The first floor has large master bedroom with walk-in wardrobe, a further good size bedrooms and spacious bathroom/WC which has a spa style bath and shower enclosure. Outside 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

### Lounge

14'01 x 13'08 (4.29m x 4.17m)

### Dining Room

13'08 x 10'05 (4.17m x 3.18m)

### Kitchen

10'10 x 8'03 (3.30m x 2.51m)

## FIRST FLOOR

### Bedroom

14'01 x 13'10 (4.29m x 4.22m)

### Bedroom

10'08 x 10'04 (3.25m x 3.15m)

### Bathroom/WC

10'10 x 8'03 (3.30m x 2.51m)

### 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 A - Approx. £1,621 p.a

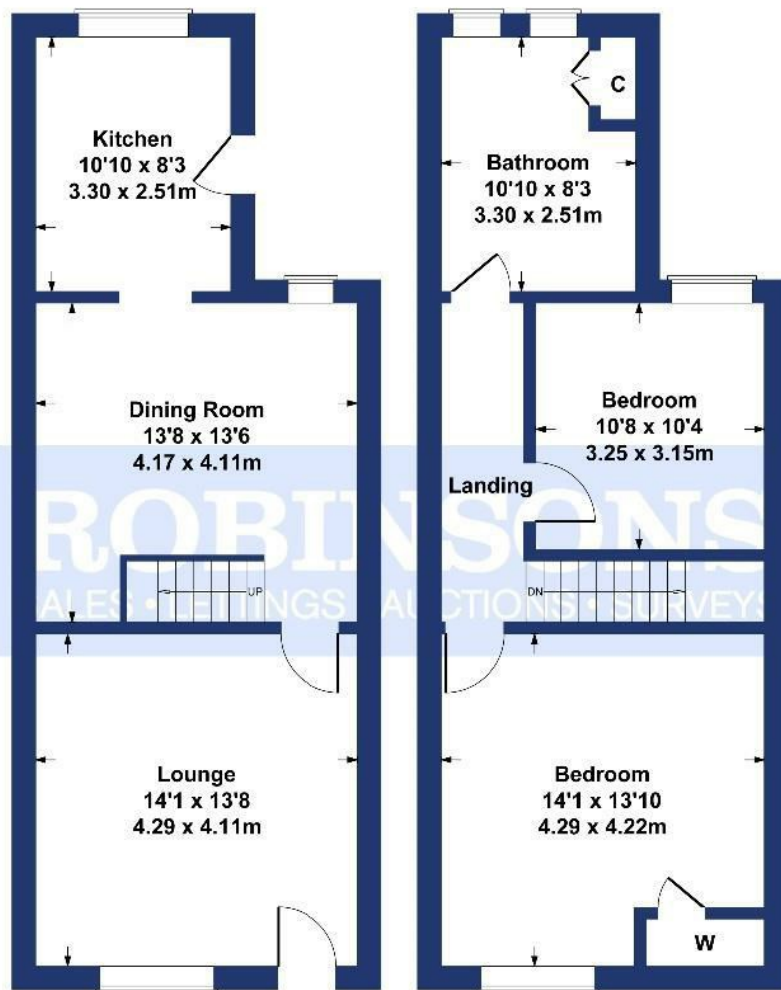
Energy Rating: D



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.

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Approximate Gross Internal Area  
955 sq ft - 89 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			79
(81-81) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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