



Station View, Esh Winning, DH7 9HR
3 Bed - House - Terraced
£145,000

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Station View

Esh Winning, DH7 9HR

* LOVELY TRADITIONAL TERRACE * BEAUTIFULLY PRESENTED HOME * SPACIOUS ACCOMMODATION * LARGE GARDEN & PRIVATE YARD * STUNNING REFITTED BATHROOM *

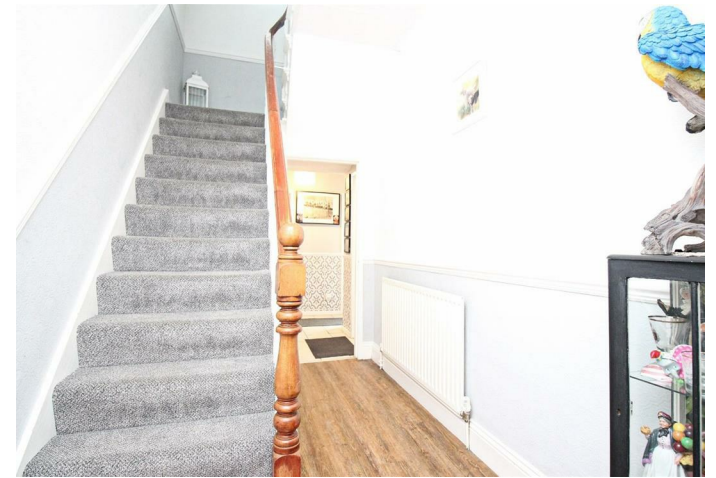
This beautifully presented and deceptively spacious three bedroom traditional terrace is ideally positioned on Station View in the ever-popular village of Esh Winning. Enjoying a pleasant outlook to the front and boasting a number of recent updates, including a beautiful refitted bathroom suite and new front windows and door, the property has been well maintained.

The spacious layout briefly comprises: entrance vestibule, hallway, a generous lounge with wood burning fire, and a well-proportioned open plan kitchen and dining room. To the rear there is a lobby leading through to a handy utility space and the modern bathroom/WC. Upstairs, a split level landing gives access to three good-sized bedrooms and a shower room/WC.

Externally, there is a fully enclosed yard directly to the rear with gated access to the back lane, while just beyond the lane sits an impressive and private garden – mainly laid to lawn with a hardstanding area for parking. The outdoor space is a real highlight, offering excellent scope for families, entertaining, or relaxing outdoors.

Esh Winning is a well-served semi-rural village around 7 miles from Durham City, making it ideal for those seeking a quieter lifestyle with convenient access to the city centre. The village offers a good range of local amenities including shops, pubs, a primary school, health services, and regular public transport links. There are also attractive countryside walks and outdoor spaces nearby, making it a popular spot with families and those who enjoy the outdoors.

A superb home in a great position, ideal for a range of buyers. Early viewing is recommended.





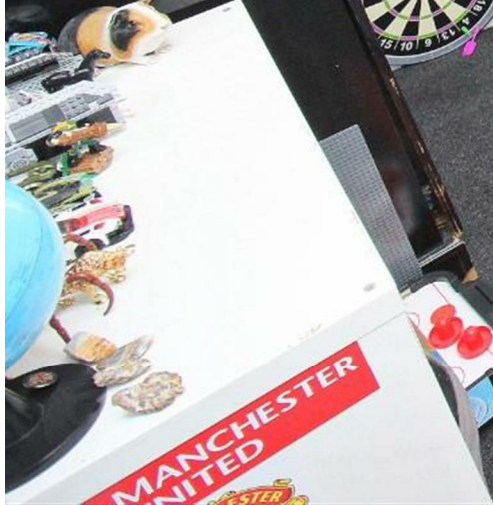






WORLD FOOTBALL STARS

OFF
ON





GROUND FLOOR

Hallway

Living Room

15'1" x 13'1" (4.6 x 4)

Kitchen / Dining Room

14'5" x 12'1" (4.4 x 3.7)

Rear Lobby

Utility Space

Bathroom

10'2" x 9'6" (3.1 x 2.9)

FIRST FLOOR

Landing

Bedroom

Bedroom

14'5" x 8'2" (4.4 x 2.5)

Bedroom

9'10" x 7'6" (3 x 2.3)

Shower Room / WC

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: C

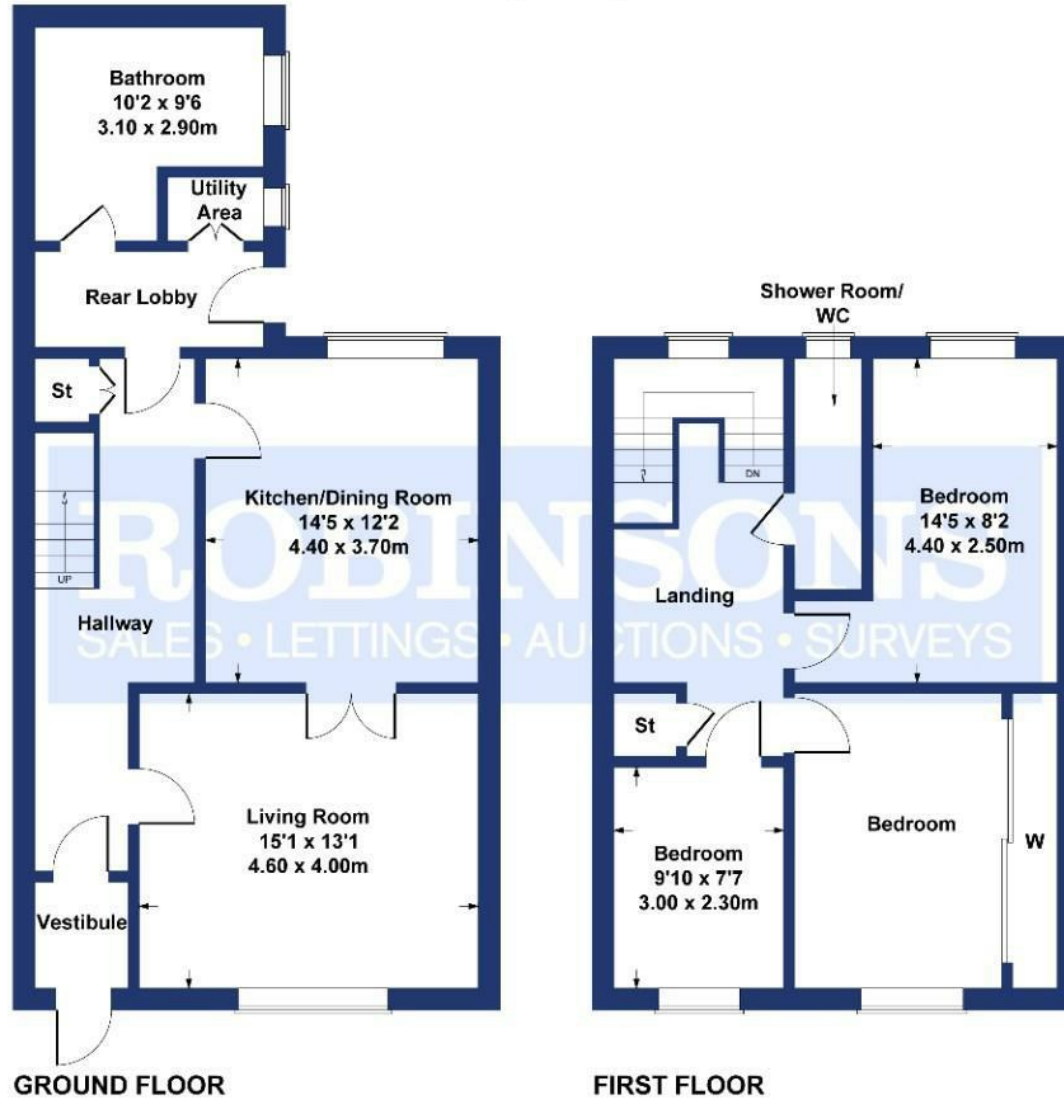
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robnsons cannot accept liability for any information provided.





Station View

Approximate Gross Internal Area
1259 sq ft - 117 sq m



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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. 2025

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

81

70

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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