



Hill View, Esh Winning, DH7 9LD  
3 Bed - House - Semi-Detached  
O.I.R.O £105,000

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**Hill View, Esh Winning, DH7 9LD**

No Upper Chain \*\* Good Sized Plot \*\* Popular Village Location \*\* Ideal First, Family or Investment Property \*\* GCH Via Combination Boiler & Upvc Double Glazing \*\* Possible Parking \*\* Gardens \*\* Local Amenities & Road Links \*\*

The floor plan comprises: entrance, lounge with feature fireplace and burner stove, modern kitchen diner having fitted appliances, a range of wall and base units and having door to the rear garden. The first floor has three bedrooms and modern bathroom/wc which includes over bath shower. Outside the property occupies a generous plot with gardens front and rear, along with possible parking.

Esh Winning lies in the Deerness valley, approximately five miles to the west of Durham, putting the city's shopping, leisure and cultural amenities within easy reach. The village itself has an array of amenities, including primary school, with secondary schools in nearby Lanchester and Durham.

**Ground Floor**

**Entrance**

**Lounge**

14'03 x 13'04 (4.34m x 4.06m)

**Kitchen Diner**

17'09 x 6'10 (5.41m x 2.08m)

**First Floor**

**Bedroom**

10'06 x 9'06 (3.20m x 2.90m)

**Bedroom**

10'05 x 9'08 (3.18m x 2.95m)

**Bedroom**

8'0 x 7'02 (2.44m x 2.18m)

**Bathroom/Wc**

7'10 x 7'01 (2.39m x 2.16m)

**Tenure - Freehold**

**Council Tax Band A - Approx. £1469 PA**







# Hill View

Approximate Gross Internal Area  
751 sq ft - 70 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 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.

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