



Birch Place, Esh Winning, DH7 9JA  
3 Bed - House - Semi-Detached  
O.I.R.O £120,000

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**No Upper Chain \*\* Pleasant Position \*\* Large Rear Garden \*\* Spacious Floor Plan \*\* Popular Village Location \*\* Good Road Links \*\* Upvc Double Glazing & GCH \*\* Must Be Viewed \*\***

The floor plan comprises: entrance porch, hallway, lounge dining room. There is also a fitted kitchen with door to the rear lobby which in-turn leads to the utility/store area and rear garden. The first floor has three good size bedrooms and bathroom/WC. Outside, there are front and rear gardens. The front is enclosed with lawn and paved walkways. The rear has a pleasant position and of a generous size.

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 Porch

### Hallway

### Lounge Dining Room

23'4 x 13'1 (7.11m x 3.99m)

### Kitchen

13'9 x 13'1 (4.19m x 3.99m)

### Rear Lobby

### Utility/Store

## FIRST FLOOR

### Bedroom

11'10 x 11'6 (3.61m x 3.51m)

### Bedroom

11'10 x 8'7 (3.61m x 2.62m)

### Bedroom

9'10 x 7'7 (3.00m x 2.31m)

### Bathroom/WC

### Agents Notes

Council Tax: Durham County Council, Band A - Approx.

£1701 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the

Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to

the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within

the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

Probate – being applied for

Rights & Easements – None known

Flood risk – Refer to the Gov website -

<https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website -

<https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

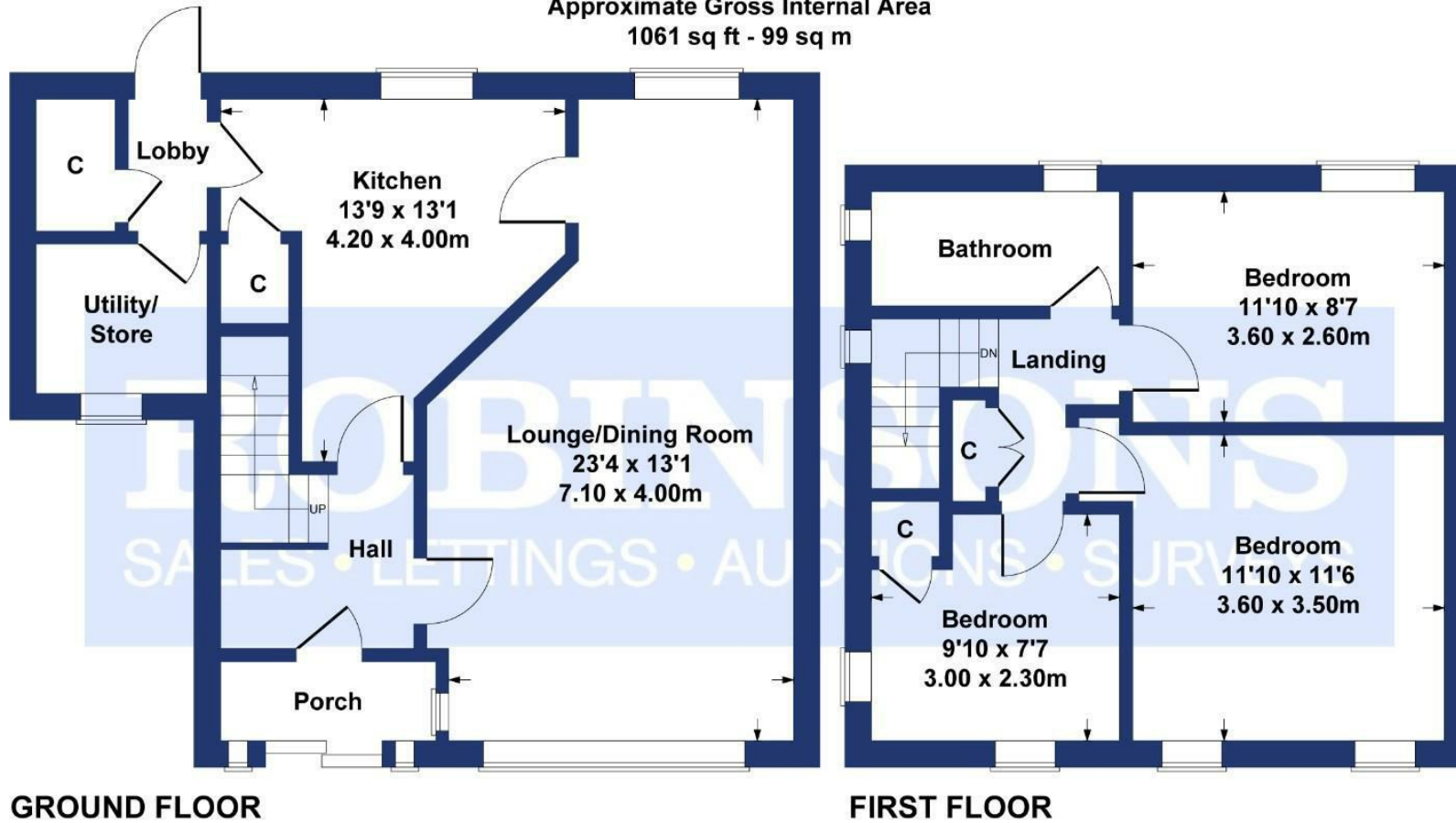
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





# Birch Place

Approximate Gross Internal Area  
1061 sq ft - 99 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(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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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.