

Hill View, Esh Winning, DH7 9LD
3 Bed - House - Semi-Detached
£550 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Unfurnished ** Popular Village Location ** Well Presented **
 Gardens & Parking ** Local Amenities & Good Road Links **
 GCH Via Combination Boiler ** Upvc Double Glazing ** Early
 Viewing Advised ** Available Beg/Mid February **

The floor plan briefly comprises: entrance hall, open plan lounge/dining room, fitted kitchen, three generous bedrooms and family family bathroom/wc. Externally, there is a generous enclosed rear garden with patio area, lawn, detached garage/store, and an array of shrubs offering a degree of privacy. The front of the property provides off-street 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.

Council Tax Band - A Annual Cost - £1425.33

EPC Rating - C

BOND £550 | MINIMUM 6 MONTHS TENANCY

Specifications - Professionals Only, No Smokers and Pets Considered (Additional £25PCM Pet Rent)

Required Earnings: Tenant Income £16,500 - Guarantor Income £19,800

GROUND FLOOR

Entrance

Lounge Dining Room

21'0 x 17'1 (6.40m x 5.21m)

Kitchen

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

FIRST FLOOR

Bedroom

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

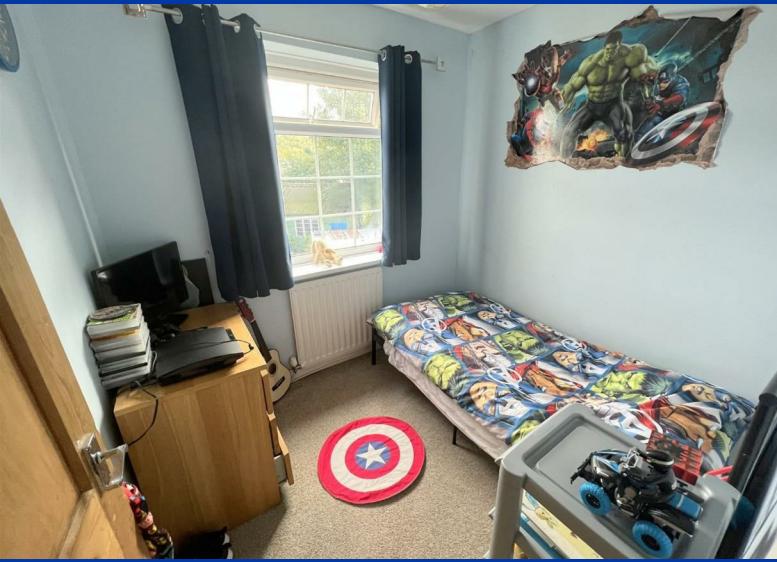
Bedroom

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

Bedroom

7'10 x 7'3 (2.39m x 2.21m)

Bathroom/WC



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

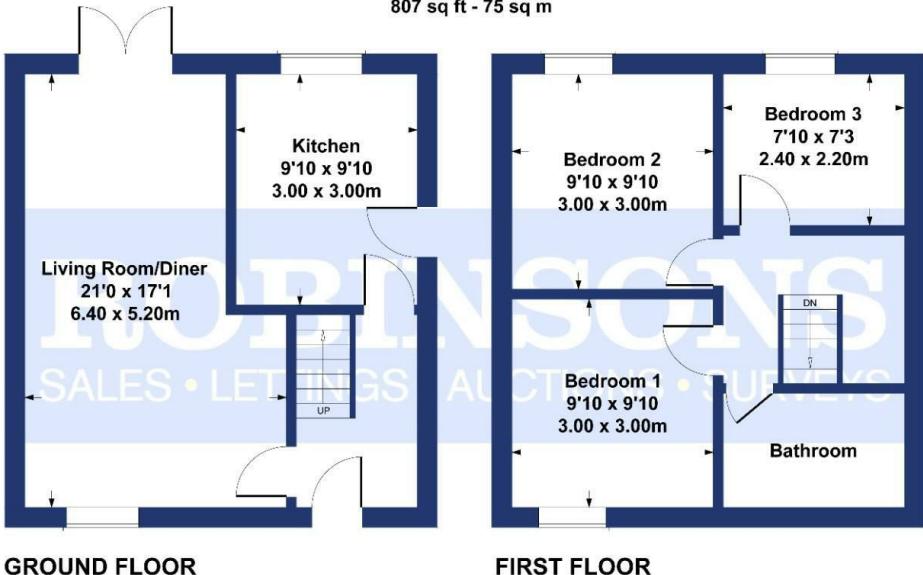
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hill View

Approximate Gross Internal Area
807 sq ft - 75 sq m

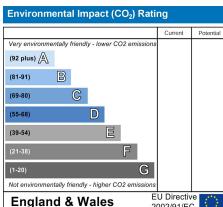
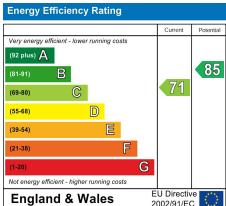


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2023

Energy Efficiency Rating



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A Old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonsccls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

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.



ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS