



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

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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 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)

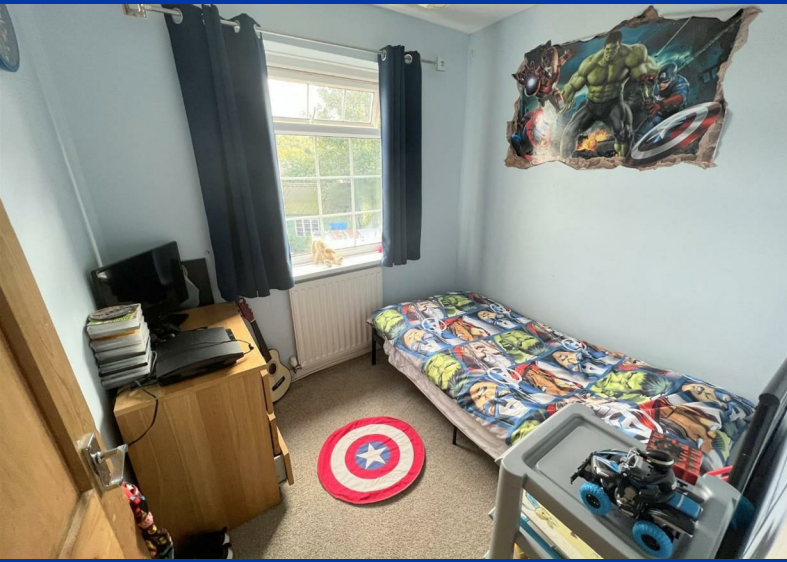
Bedroom

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

Bedroom

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

Bathroom/WC



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Strategic Marketing Plan

Dedicated Property Manager

Hill View

Approximate Gross Internal Area
807 sq ft - 75 sq m



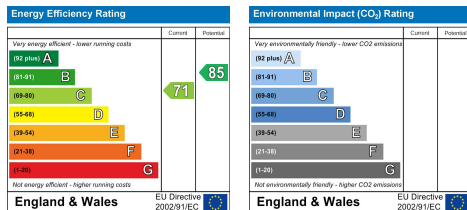
GROUND FLOOR

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. 2023



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