Ideally suited to first time buyers or small family, we have pleasure in offering for sale this extremely well presented and much improved mid terraced property with gas fired central heating and double glazing.

11 Brandon Road
Esh Winning, Durham, DH7 9PH

£89,950
EPC Rating D
Offering ‘ready to move into’ accommodation it briefly comprises: entrance hall, lounge, kitchen/dining room, utility room and wc. On the first floor there are two bedrooms and bathroom/wc. In addition it has a loft room with permanent staircase from bedroom 2 (it should be noted that this room is not officially designated as a bedroom). Externally the property has a large garage, rear yard and garden across the rear lane which is rented and rent paid up to 2020.

There are a range of local shops and amenities available within Esh Winning, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 6 miles distant. Esh Winning is situated in a semi rural location yet lies within easy travelling distance of other regional centres making it handily placed for commuting purposes.

**Ground Floor**

**Entrance Lobby**

**Entrance Hall**
Radiator.

**Lounge**
Feature fireplace with electric fire, radiator, coving.

**Kitchen/Dining Room**
Floor and wall units including single drainer one and a half bowl sink unit, built in under oven, electric hob and extractor hood, tiled splashbacks, laminate floor, radiator, gas fired central heating boiler, breakfast bar.

For additional information and full photo gallery please visit jww.co.uk
Utility Room
Plumbing for automatic washing machine.

Cloaks/Wc
Wc, pedestal hand basin.

First Floor

Landing

Bedroom 1
Radiator, over stairs cupboard.

Bedroom 2
Radiator, staircase to loft room.

Bathroom
Panelled bath with mixer shower, pedestal hand basin, wc, part tiled walls, tiled floor, heated towel rail.

Loft Room
Velux window.

Externally
There is a garden across the rear access lane with lawn and patio. The garden is rented and the rent is paid up to 2020. There is also a self contained yard to the rear.

Garage
With light and power.

Council Tax Band - A

Tenure - Freehold

Viewing - By appointment through JW Wood

Directions
From our office in Old Elvet turn right at the traffic lights and left at Leazes roundabout and follow signs for the A(690) Crook to Nevilles Cross traffic lights. Continue straight ahead at the traffic lights and turn right at the roundabout with the Stonebridge Public House and follow this road through Broompark, Ushaw Moor and into Esh Winning. Take the first left hand turning at the end of South Terrace into Brandon Road and the property is on the right.

Details prepared by:
G Graham MNAEA, MCMI
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.