



Durham Road, Esh Winning, DH7 9NR
1 Bed - Flat
£69,950

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A VERY LARGE, ONE BEDROOM GROUND FLOOR FLAT

**** No Upper Chain ** Well Presented ** Spacious ** Popular Village Location ** Lovely Countryside Walks Close By ** Upvc Double Glazing ** Gas Central Heating ** Off-Street Parking ** Must Be Viewed ****

This incredibly large ground floor flat is available to purchase with no onward chain, and also the option to buy the even larger mezzanine apartment above - contact the office for more information.

The floorplan comprises of: private entrance hallway, large 'L' shaped lounge, double bedroom with en-suite, and kitchen. There is a yard and parking to rear.

Durham Road is situated within walking distance of a range of everyday shops which are available within the village which lies approximately 5 miles from Durham City centre where there are a more comprehensive range of shopping and recreational facilities and amenities available. It is also well located for access to the A(167) Highway which offers good road links to both North and South.

Private Entrance Hallway**'L' Shaped lounge**

20'4 x 18'7 x 10'4 (6.20m x 5.66m x 3.15m)

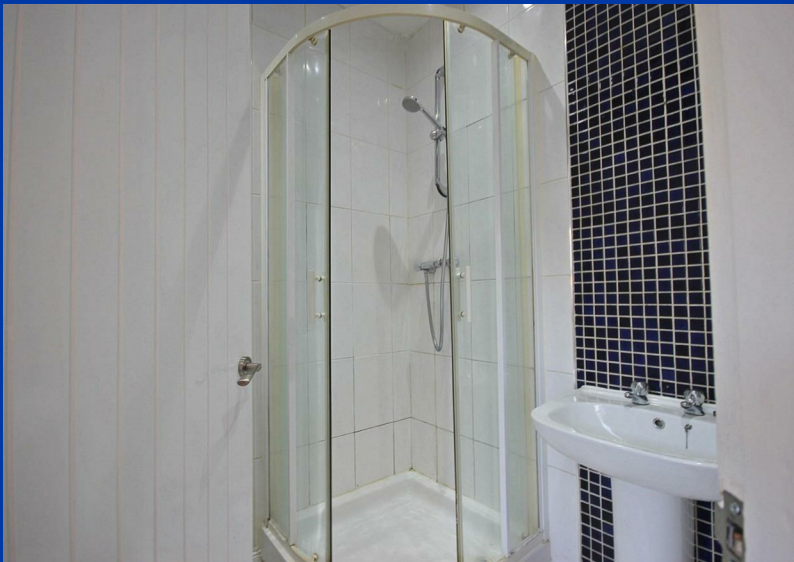
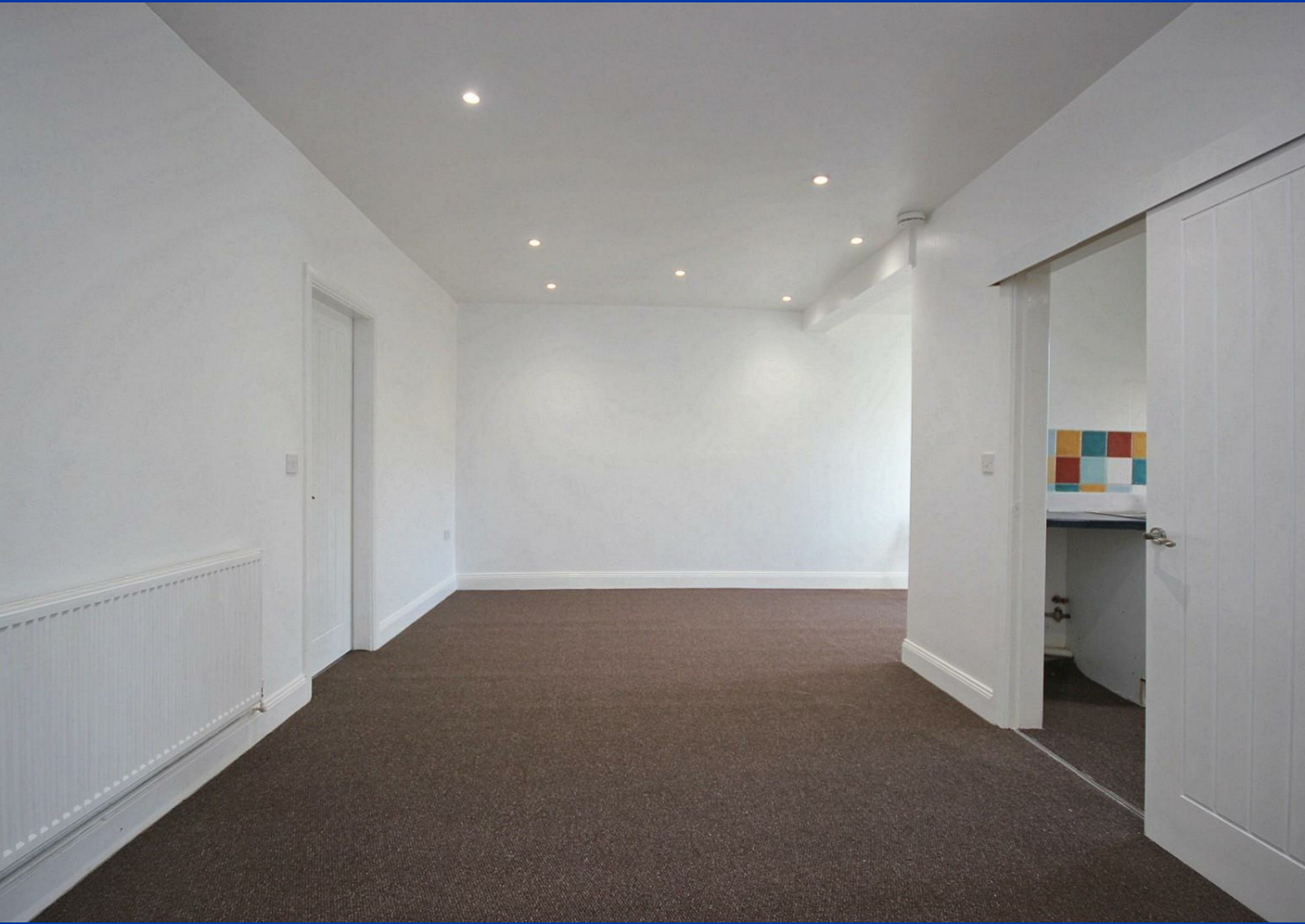
Bedroom

14'14 x 11'9 (4.27m x 3.58m)

En-Suite**Kitchen**

12'9 x 7'2 (3.89m x 2.18m)

Council Tax Band A - Approx. £1381 PA



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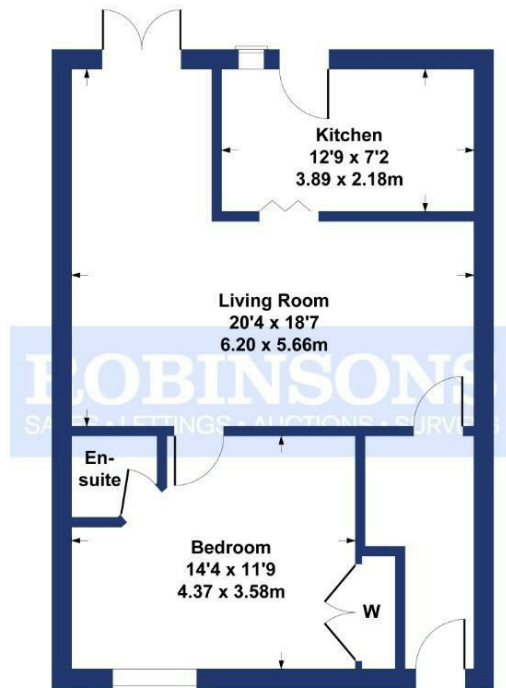
Strategic Marketing Plan

Dedicated Property Manager

Durham Road

Approximate Gross Internal Area

615 sq ft - 57 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. 2020

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-98)		Very environmentally friendly - lower CO ₂ emissions A (92-98)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
70	75	71	77
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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.

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