



3 Bedrooms

Available with the benefit of immediate vacant possession, we offer for sale this reasonably priced three bedroom semi detached bungalow benefitting from gas fired central heating and double glazing.

8 Newhouse Avenue

Esh Winning, Durham, DH7 9JH

Offers in the region of

£89,950

EPC Rating D



Requiring some cosmetic updating, the property has accommodation comprising: entrance lobby and hallway, lounge with patio doors to rear garden, kitchen and store room, three bedrooms, the master with fitted wardrobes, and a bathroom. Externally there are gardens to the front and rear, shared driveway to the side and block paved private parking to the front.

Newhouse Avenue is situated close to a range of local shops and amenities which are available within the village itself, with more comprehensive shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 6 miles distant. Esh Winning occupies a semi rural location yet lies within easy driving distance of other regional centres making it handily placed for commuting purposes.

Entrance Lobby

Entrance Hallway

Lounge

15' x 12'3" (4.57m x 3.73m)

Double glazed French doors to rear garden, electric fire, radiator.

Kitchen

16'6" x 7'8" (5.03m x 2.34m)

Double glazed window to rear, door to side, fitted with a range of floor and wall units with inset one and a half bowl sink drainer unit, gas hob, separate electric double oven, plumbing and space for washing machine, walk in store room with wall mounted boiler, access into loft space.

Bedroom 1

12'2" x 8'8" (3.7m x 2.64m)

Double glazed window to rear, radiator, wall of fitted wardrobes with sliding doors.

Bedroom 2

10'4" x 8'8" (3.15m x 2.64m)

Double glazed window to front, radiator.

Bedroom 3

10' x 8'10" (3.05m x 2.7m)

Double glazed window to front, radiator.

Bathroom

Frosted double glazed window to front, suite comprising low level wc, pedestal wash hand basin, panelled bath with electric wall mounted shower over.

Externally

There are lawned gardens to the front and rear, the rear garden being enclosed with fencing. There is a shared driveway to the side and block paved private parking to the front.

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.

Council Tax Band - A

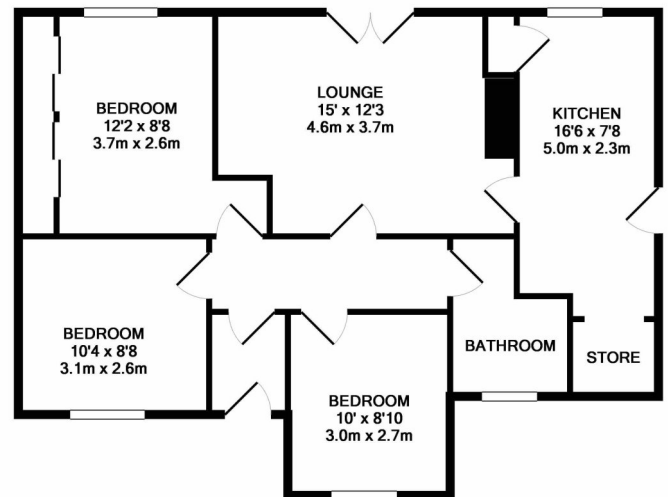
Tenure - Freehold

Viewing - By appointment through JW Wood

Directions

From our office in Old Elvet turn right at the traffic lights, left at Leazes Bowl traffic lights and follow signposts for the A(690) Crook to Nevilles Cross traffic lights.

Continue straight ahead at the traffic lights down Nevilles Cross Bank before turning right at the mini roundabout just before the Stonebridge Public House. Follow this road through Broompark and into Ushaw Moor before continuing straight ahead at the off-set crossroads. Follow this road into Esh Winning and turn right into Newhouse Road and the turning into Newhouse Avenue is on the left hand side.



Not to scale - for general guidance only
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Details prepared by:
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	