



## Falcon Way

Esh Winning DH7 9JW

Offers In The Region Of £160,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Falcon Way

Esh Winning DH7 9JW



- No chain involved
- EPC RATING - D
- Private garden

- Sought after location
- Two bedrooms
- Countryside views to the side

- Cul de sac
- Large living room
- Garage and driveway

Available with no chain involved, this two bedroom detached bungalow is situated in a cul de sac location, within the popular village of Esh Winning, which has a selection of amenities including a range of shops and doctors surgery. There are regular public transport services and easy access to surrounding countryside.

The accommodation which is in need of modernisation comprises of a large open plan living and dining room, fitted kitchen, inner hall, two bedrooms, wet room and conservatory. Externally there are mature gardens to the front and rear, a double length driveway for off street parking and detached garage. The rear garden enjoys a good degree of privacy and enjoys countryside views to the side.

Early viewing is highly recommended.

## Living and Dining Room

20'3" x 12'7" ext to 15'9" (6.19 x 3.86 ext to 4.82)

Large reception room with a UPVC double glazed bay window to the front, three UPVC double glazed windows to the side, two radiators and a UPVC external door.

## Kitchen

10'5" x 7'8" (3.19 x 2.36)

Fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, plumbing for a washing machine and fridge/freezer space. Further features include UPVC double glazed windows to the side and rear, a cupboard housing the combi gas central heating boiler and a UPVC double glazed external door to the side.

## Hall

With access to the loft, a radiator and double cupboard.

## Bedroom One

12'7" x 9'5" (3.85 x 2.88)

Double bedroom with UPVC double glazed french doors to the conservatory, fitted wardrobe and radiator.

## Conservatory

11'2" x 9'3" (3.42 x 2.84)

Having UPVC double glazed windows, a radiator, tiled flooring and UPVC double glazed french doors to the rear garden.

## Bedroom Two

10'5" x 7'7" (3.20 x 2.33)

Having UPVC double glazed french doors to the rear garden, fitted wardrobe and radiator.

## Wet Room/WC

7'4" x 5'4" (2.25 x 1.64)

Comprising of an electric shower, pedestal wash basin, WC and UPVC double glazed opaque window to the rear.

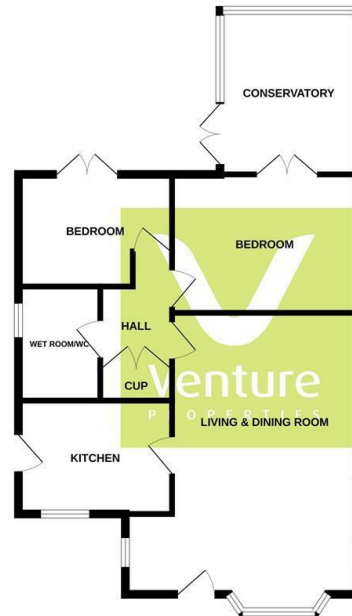
## EXTERNAL

The property enjoys mature gardens to the front and rear. The rear garden enjoys a good degree of privacy and there are countryside views to the side. There is also a double length driveway for off street parking.

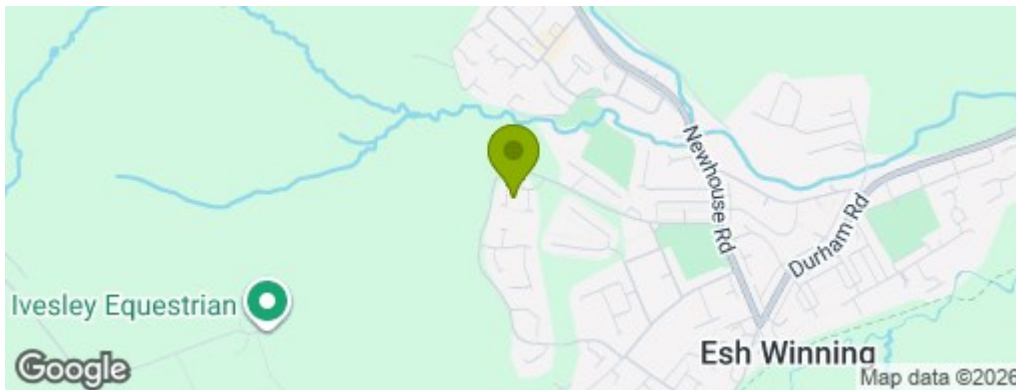
## Garage

Detached single garage with up and over door.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The architect, planner or draughtsman used for this floor plan and no guarantee as to their capability or efficiency can be given. Made with Merge3D 2025



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of

Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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