



Venture
PROPERTIES

Dene Park

Durham DH7 9JE

Chain Free £90,000

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Dene Park

Durham DH7 9JE



- CHAIN FREE
- EPC Grade C
- Gas Central Heating

- Two Bedroom Semi Detached
- First Floor Bathroom
- Enclosed garden

- Lounge Diner
- UPVC Double Glazed
- Close to Local Amenities

Nestled in the charming area of Dene Park, Esh Winning, Durham, this delightful two-bedroom semi-detached house presents an excellent opportunity for families, first-time buyers, or investors alike. The property boasts a well-designed layout, featuring a welcoming reception room that flows seamlessly into a spacious lounge diner, perfect for both relaxation and entertaining.

The kitchen is functional and offers ample space for culinary pursuits, making it a lovely hub for family gatherings. Upstairs, you will find two comfortable bedrooms, providing a peaceful retreat for rest and relaxation. The family bathroom is conveniently located on the first floor, ensuring easy access for all.

Outside, the property benefits from a lovely garden to the rear, offering outdoor space for children to play or for adults to unwind in the fresh air. This home is not only a wonderful place to live but also an ideal investment opportunity, allowing you to step onto the property ladder with confidence.

With its appealing features and prime location, this house in Dene Park is sure to attract interest. Whether you are looking to settle down with your family or seeking a promising investment, this property is well worth a visit.

Ground Floor

Entrnace Hall

Stairs rise to the first floor, black heated towel rail, access to a useful under stair storage cupboard and doors to the ground floor accommodation.

Lounge Diner

10'4" x 18'10" (3.155 x 5.749)

Having a lovely dual aspect with UPVC window to the front and UPVC door to the rear. Central heating radiator with ample space for both living and dining furniture.

Kitchen

7'3" x 11'8" (2.216 x 3.573)

Fitted with a range of base and wall mounted storage units with laminate work surfaces over, UPVC door and window to the rear and side of the property, black heated towel rail, integrated electric cooker and hob with space for free standing appliances. New boiler recently fitted May 2026

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation. UPVC window.

Bedroom One

16'2" x 10'10" (4.938 x 3.308)

Located to the front elevation of the property having two UPVC windows, central heating radiator, fitted wardrobes to one wall and access to an over stair storage cupboard.

Bedroom Two

10'8" x 10'11" (3.265 x 3.338)

Located to the rear elevation of the property having UPVC window and central heating radiator. You can also access the loft from this room via a pull down ladder.

Bathroom/WC

Fitted with a three piece suite comprising of bath with shower over and hand held shower attachment, wash hand basin with vanity storage below, WC, white heated towel rail, obscured UPVC window, extraction fan and ceiling spotlights.

Exterior

To the front of the property is gated access and steps to the front door with an area laid to lawn, the pathway runs around the side of the property leading to the rear garden, mainly laid to lawn with hard standing and access to a useful outbuilding bounded by fencing.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8497-8054-8929-8397-0263>

EPC Grade C

Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: A. Annual price: £1,716.44(Maximum 2026)

Energy Performance Certificate Grade C

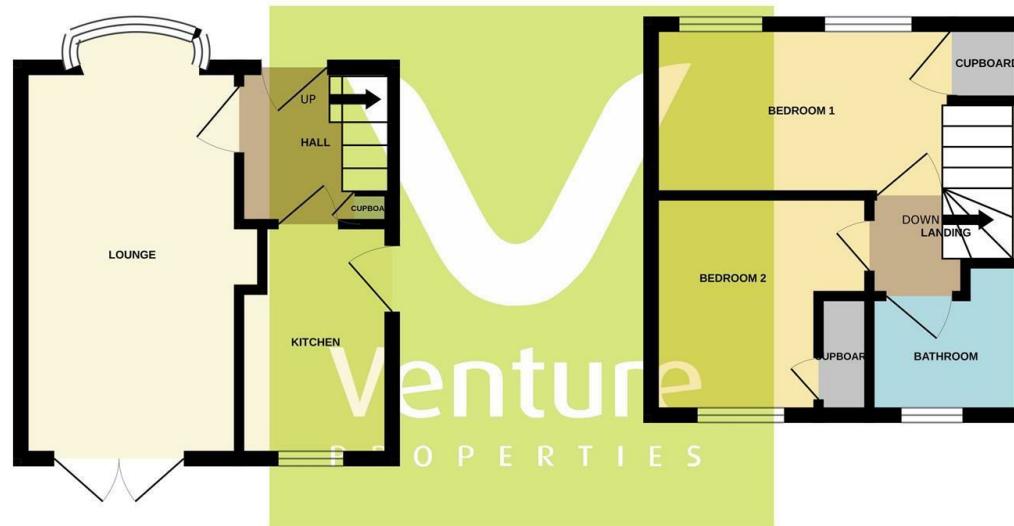
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

Disclaimer

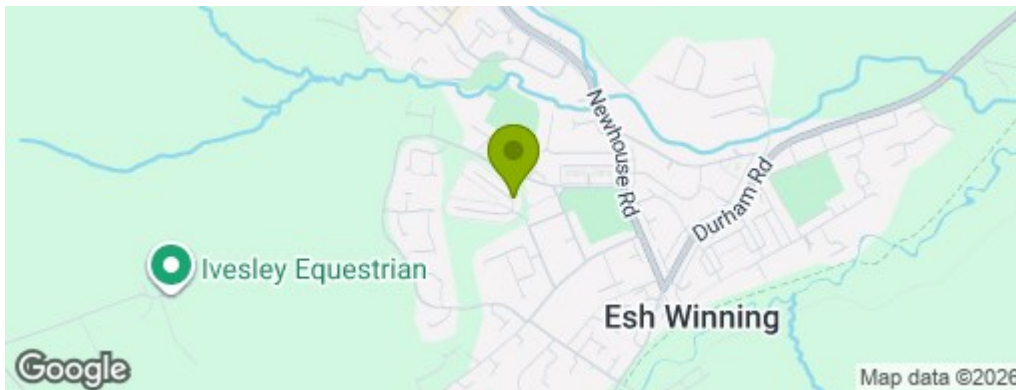
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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