

Rowley Crescent

Esh Winning, Durham DH7 9LL

- MODERNISED SEMI-DETACHED HOME IN A DESIRABLE LOCATION
- PEACEFUL WOODLAND VIEWS TO THE REAR
- USEFUL DOWNSTAIRS CLOAKROOM/WC
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- AVAILABLE FROM 1ST OCTOBER – UNFURNISHED
- TWO DOUBLE BEDROOMS
- RECENTLY RE-FITTED SHAKER-STYLE KITCHEN WITH INTEGRATED APPLIANCES
- MODERN BATHROOM WITH BATH AND MAINS-FED SHOWER
- LARGE REAR GARDEN WITH PATIO AND LAWN
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING

£750 Per Month Per Month













FULL DESCRIPTION

This modernised semi-detached home is located in a desirable part of Esh Winning, enjoying peaceful woodland views to the rear and offering well-presented accommodation ideal for tenants seeking a comfortable home in a well-connected village setting. Available from 1st October on an unfurnished basis, the property combines modern interiors with excellent access to local amenities, schools and transport links.

A UPVC entrance door opens into a welcoming hallway with a useful downstairs cloakroom/WC. The ground floor features a spacious dual-aspect lounge, providing plenty of natural light, and a recently re-fitted shaker-style kitchen complete with integrated appliances and space for a breakfast table.

Stairs from the hallway lead to the first floor landing, giving access to two double bedrooms and a modern bathroom suite fitted with both a bath and a mains-fed shower.

Externally, the property benefits from a driveway to the front providing off-road parking. The rear garden is a generous size with laid lawn, a large patio area and views over surrounding woodland, perfect for those who enjoy a private outdoor space.

Further benefits include, gas central heating with radiators to all rooms and UPVC double glazing throughout.

Sure to prove extremely popular amongst tenants, therefore early reservation is strongly recommended.

AREA INFORMATION

Esh Winning offers a friendly village environment with a good range of everyday amenities including convenience stores, takeaways, a pharmacy, cafés and local services. Larger supermarkets and additional facilities can be found nearby in Ushaw Moor, Langley Moor and Meadowfield, all just a short drive away.

The village is well placed for commuting, with straightforward access to the B6302, A691 and A167, providing routes towards Durham City, Neville's Cross, Crook, and wider County Durham. Regular bus services also connect the village with Durham and neighbouring communities.

The property is close to Esh Winning Primary School, with further options available in Ushaw Moor and Langley Moor. Secondary education is easily accessible in Durham, including well-regarded schools and academies.

ENTRANCE HALLWAY

UPVC entrance door leading to hallway with radiator and stairs to the first floor landing.

LOUNGE

16'9" x 9'9"
Dual aspect lounge with two radiators.

KITCHEN

11'0" x 9'11"
Range of shaker style wall and floor units with wood worktops, matching upstands and inset white enamel sink unit with mixer tap. Integrated washing machine, oven and ceramic hob with extractor hood. Tiled splashbacks, double radiator, laminate flooring, space for a dining table and UPVC side entrance door to the garden.

CLOAKROOM/WC

5'6" x 2'9"
Close coupled wc, vanity unit with inset wash hand basin, radiator, feature panelled wall and laminate flooring.

FIRST FLOOR LANIDNG

BEDROOM

11'10" x 10'4"
Radiator.

BEDROOM

16'4" x 9'9"
Dual aspect room with radiator.

BATHROOM

6'5" x 6'4"
Close coupled wc, vanity unit with inset wash hand basin, panel bath with mains fed shower and glass screen, tiled splashbacks and heated towel rail.

DRIVEWAY

Providing one off road parking space to the front of the property.

GARDEN
Small garden area to the front with fenced boundary. Whilst the rear is a generous size with views over woodland, large patio area, laid lawn, two outhouse for storage and use of a greenhouse.

EPC.
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/4512-5027-8100-0375-1296

IMPORTANT INFORMATION.
Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

CLIENT MONEY PROTECTION.
Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.
All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.
Contact Stuart Edwards Estate Agents for an appointment to view.

RENTERS' RIGHTS ACT 2025.
This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.
We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

THE PROPERTY OMBUDSMAN.
Membership is held with The Property Ombudsman for sales and lettings.

THANKS.
Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A
EPC Rating: D





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements