STUART EDWARDS



Whitehouse Lane

Ushaw Moor, Durham DH7 7PG

- THREE BEDROOM MID-TERRACED HOME
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM
- FAMILY BATHROOM
- COMBI BOILER INSTALLED APPROXIMATELY THREE YEARS AGO
- EARLY VACANT POSSESSION AVAILABLE - NO ONWARD CHAIN
- IDEAL FIRST-TIME BUYER OR INVESTMENT OPPORTUNITY
- FITTED KITCHEN WITH INTEGRATED OVEN AND HOB
- ENCLOSED REAR YARD WITH OFF ROAD PARKING
- NEW ROOF
- POPULAR VILLAGE LOCATION WITH EASY ACCESS TO DURHAM CITY

Offers In The Region Of £107,950













FULL DESCRIPTION

A well-maintained and deceptively spacious three-bedroom mid-terraced home, ideally suited to first-time buyers, growing families or investors seeking a ready-to-move-into property within this popular village location. Offered with early vacant possession and no onward chain, this attractive home combines practical living space with valuable modern improvements including a replacement roof, UPVC double glazing throughout, newly replaced roof and a combi boiler installed approximately three years ago.

The accommodation is accessed via a UPVC entrance door beneath an external canopy leading into the entrance lobby. The generously proportioned lounge provides a welcoming living space, while the separate dining room offers the perfect setting for family meals and entertaining. To the rear, the fitted kitchen is equipped with an integrated oven and hob. Stairs rise to the first-floor landing where there are three well-sized bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear yard with double access gates providing the valuable advantage of off-street parking.

Situated in the village of Ushaw Moor, the property enjoys excellent access to a range of local amenities including shops, convenience stores, cafés and everyday services.

or those who enjoy the outdoors, there are numerous countryside walks, green open spaces and recreational routes close by, including the surrounding Durham countryside and Deerness Valley, offering excellent opportunities for walking, cycling and family recreation. Durham City Centre is just a short drive away, providing a wider range of shopping, leisure and cultural amenities. The village is also well served by public transport and offers convenient road links to Durham, Chester-le-Street and the wider region, making it an excellent location for commuters.

Available with early vacant possession and no onward chain, viewing is highly recommended to fully appreciate the accommodation and location on offer.

ENTRANCE
UPVC entrance door with exterior canopy above, leading to and entrance lobby with stairs to the first floor landing.

LOUNGE
16'7 x 13'9
Recessed feature fireplace with wooden surround, double radiator and under stair storage cupboard.

DINING ROOM
14'10 x 16'6
Double radiator.

KITCHEN
8'4 x 9'3
Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Integrated electric oven with gas hob, plumbed for automatic washing machine, radiator, wall mounted central heating boiler and UPVC rear entrance door.

FIRST FLOOR LANDING

BEDROOM 1
13'3 x 9'0
Radiator and built-in storage cupboard.

BEDROOM 2
11'0 x 8'6
Double radiator.

BEDROOM 3
8'0 x 7'8
Radiator.

BATHROOM
White suite comprising: low level wc, pedestal was hand basin, panel bath, radiator and extractor fan.

EXTERNALLY
Enclosed rear yard with double access gates to provide off road parking.

FREEHOLD.
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC.
EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0536-5529-4609-0208-8296









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.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.
Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!



FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

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: C

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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.