



Maple Park

Ushaw Moor DH7 7LU

Offers In The Region Of £70,000





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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- Investment opportunity
- EPC RATING - C
- Well presented

- Competitive asking price
- Three bedrooms
- Popular location

- Available with a tenant in place
- Corner plot with gardens to three sides
- Easy access to local amenities and transport links

Venture Properties are delighted to offer the opportunity to purchase with a long term tenant in place, this spacious semi detached house offering three generous bedrooms, situated on a larger than average corner plot.

The impressive floor plan comprises of an entrance porch leading to the hallway, a large double aspect living room and open plan kitchen and dining room. To the first floor there are two generous double bedrooms, further well proportioned single bedroom and a bathroom/WC. The property has UPVC double glazing and combi gas central heating. Externally there are gardens to three sides.

The property is situated within easy reach of local amenities and with good road and public transport links.

Competitively priced, early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Porch and Hallway

Entered via UPVC double glazed door, with two UPVC double glazed windows, laminate flooring and stairs leading to the first floor.

Living Room

18'4" x 9'10" (5.61 x 3.02)

Spacious living room with UPVC double glazed windows to the front and rear and a radiator.

Open Plan Kitchen and Dining Room

18'4" x 10'8" (5.61 x 3.27)

The kitchen area is fitted with range of wall and floor units having contrasting work tops incorporating a 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 front and rear, radiator, laminate flooring, understairs storage cupboard and UPVC double glazed external door to the rear garden.

The dining area also has a UPVC double glazed window to the front, coving, laminate flooring and radiator.

FIRST FLOOR

Landing

With a UPVC double glazed window to the rear and access to the loft.

Bedroom One

12'6" x 9'10" (3.82 x 3.02)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

10'8" x 10'1" (3.27 x 3.09)

Double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Three

7'10" x 7'8" (2.40 x 2.34)

Further well proportioned bedroom with a UPVC double glazed window to the rear, storage cupboard housing the gas central heating boiler and radiator.

Bathroom/WC

Comprising of a bath, shower cubicle, pedestal hand wash basin and WC. Having tiled splashbacks, radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

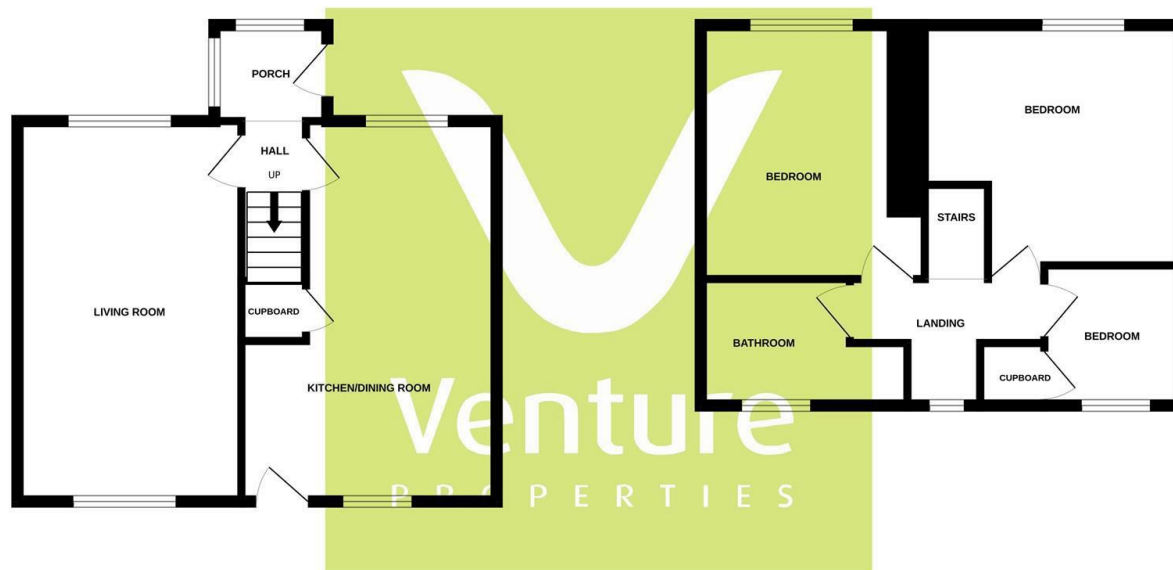
The property is situated on a larger than average corner plot with enclosed gardens to three sides.

AGENTS NOTES

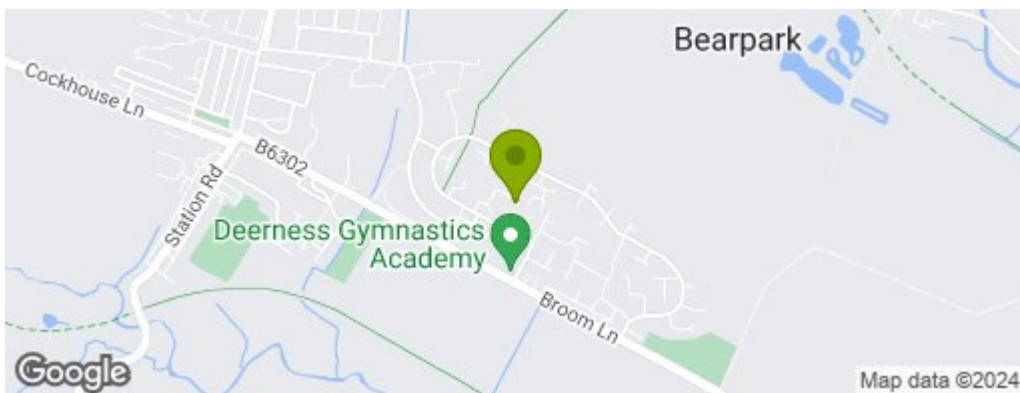
Please note the pictures were taken prior to the current tenants moving in.

GROUND FLOOR

FIRST 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

EPC RATING - C : TENURE - FREEHOLD : COUNCIL TAX BAND - A

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