



## 6 Breckon Hill

Ushaw Moor DH7 7LL

Offers In The Region Of £190,000







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# 6 Breckon Hill

Ushaw Moor DH7 7LL



- Available with no onward chain
- EPC RATING - D
- Large kitchen

- Individually designed detached bungalow
- Two generous double bedrooms
- In need of some cosmetic improvement

- Offering spacious accommodation throughout
- Very spacious open plan reception room
- Sought after and rarely available location

Available for sale with no chain involved, The Hawthorns, is an individually designed detached bungalow, situated in a sought after and rarely available location. The property is in need of some cosmetic improvements offering buyers the chance to add their own stamp and create the home of their dreams.

The very spacious floor plan comprises of a welcoming hallway, impressive open plan 28ft reception room, large kitchen with space for a breakfast table, two generous double bedrooms, shower room and rear lobby with useful store room. Externally there are surrounding gardens, driveway and garage.

Viewing is highly recommended for full appreciation.

## Entrance Hall

Welcoming entrance hallway with coving, laminate flooring, radiator and storage cupboard which also houses the combi gas central heating boiler.

## Open Plan Living and Dining Room

28'8" x 14'0" max (8.76 x 4.28 max)

A large open plan reception room with two UPVC double glazed windows to the rear, further UPVC

double glazed window to the side, patio doors opening to the rear garden, feature fireplace housing a gas fire and two radiators.

## Kitchen

14'9" x 14'0" (4.51 x 4.28)

A spacious kitchen with space for a breakfast table. Fitted with a range of units having contrasting worktops incorporating a sink and drainer unit, an electric cooker point, fridge/freezer space, plumbing for a washing machine and tumble dryer space. Further features include two UPVC double glazed windows to the rear, laminate flooring and two radiators.

## Bedroom One

12'9" x 12'2" (3.89 x 3.71)

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

## Bedroom Two

12'11" x 12'5" (3.94 x 3.81)

Further large double bedroom with a UPVC double glazed window to the front, wood flooring and radiator.

## Bathroom/WC

8'1" x 7'8" (2.48 x 2.35)

Comprising of an electric shower, pedestal wash basin, wc, coving, radiator, extractor fan and UPVC double glazed opaque window to the front.

## Lobby

With a UPVC door to the rear garden and large walk-in storage cupboard.

## EXTERNAL

The property sits on a plot with surrounding gardens including a patio area to the rear and lawned area to the side.

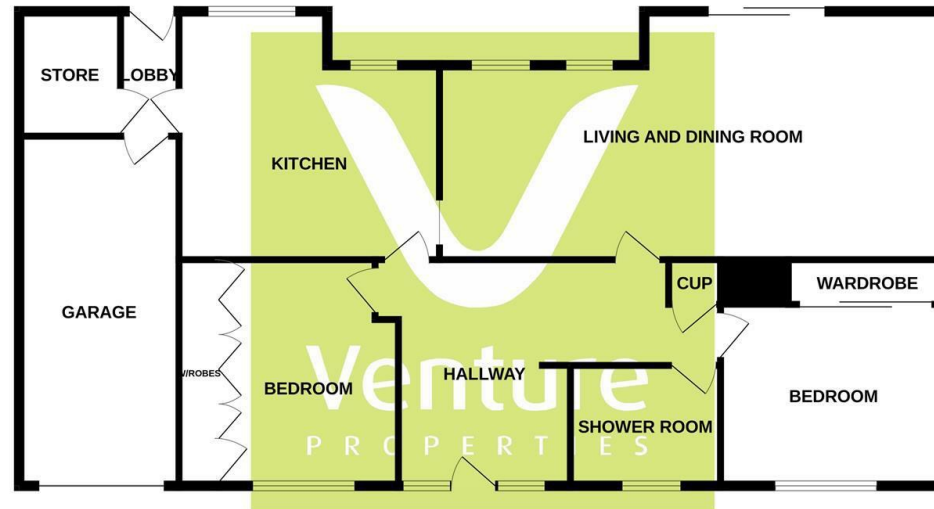
## Garage

20'3" x 9'0" (6.18 x 2.75)

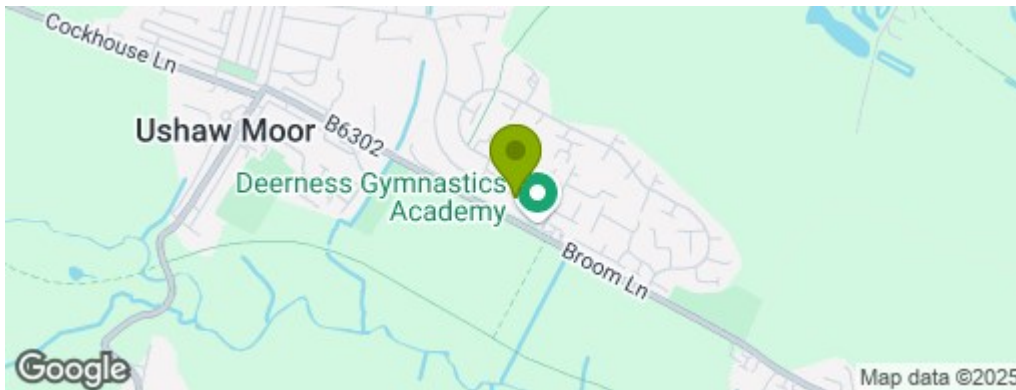
Having an up and over door, power and lighting and door to the rear lobby.



## GROUND 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

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. High download speeds available. Highest available upload speed 9000 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,268 (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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