



Victoria Court

Ushaw Moor DH7 7NQ

Offers In The Region Of £137,500





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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- Available with no onward chain
- EPC RATING - C
- Three well proportioned bedrooms all with storage

- Many improvements
- Comprehensively fitted kitchen with granite worktops
- Large rear garden

- Quality fixtures and fittings including Everest double glazing
- Modern refitted bathroom
- Well presented with recently laid floorings

SOLD STC - SIMILAR PROPERTIES REQUIRED!

This spacious three bedroom semi detached house with generous garden and a host of improvements, is perfect for first time buyers and growing families.

The well-designed floor plan comprises of a welcoming hallway leading to a large open plan living and dining room with french doors to the rear garden and a feature fireplace. The kitchen is comprehensively fitted with a range of units and breakfast bar and there is a useful rear lobby, providing storage and access to the rear garden. To the first floor there are two generous double bedrooms, both with built-in wardrobes, a further well proportioned single bedroom with built-in storage and a family bathroom/WC fitted with a modern white suite. Externally, there is a generous, enclosed garden with a lawn, mature planting and patio.

Victoria Court is situated within easy walking distance to a wide range of local amenities which are available within Ushaw Moor and is conveniently located close to the bus stop and road links providing access to Durham City and beyond.

GROUND FLOOR

Hall

Welcoming hallway entered via UPVC door. Having stairs leading to the first floor, a UPVC double glazed window to the front, laminate flooring and radiator.

Open Plan Living Room and Dining Room

23'8" x 13'1" (7.22 x 4.00)

A spacious open plan living and dining room with a UPVC double glazed window bay to the front, double glazed french doors opening to the rear garden, a feature fireplace, coving, laminate flooring and two radiators.

Kitchen

13'5" x 12'10" (4.11 x 3.92)

Fitted with a comprehensive range of wall and floor units having granite worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the rear, breakfast bar, tiled splashbacks and flooring, a column radiator and UPVC door to the lobby.

Lobby

Having a UPVC double glazed door to the rear garden and two storage cupboards, the larger with a UPVC double glazed opaque window to the front.

FIRST FLOOR

Landing

With access to the loft and a storage cupboard.

Bedroom One

11'11" x 11'3" (3.64 x 3.43)

Double bedroom with two UPVC double glazed window to the front, built in wardrobe and radiator.

Bedroom Two

12'11" x 8'7" (3.96 x 2.64)

Double bedroom with two UPVC double glazed window to the rears, built in wardrobe, laminate flooring and radiator.

Bedroom Three

9'8" x 7'8" (2.97 x 2.36)

Well proportioned single bedroom with UPVC double glazed windows to the front and side, storage cupboard and radiator.

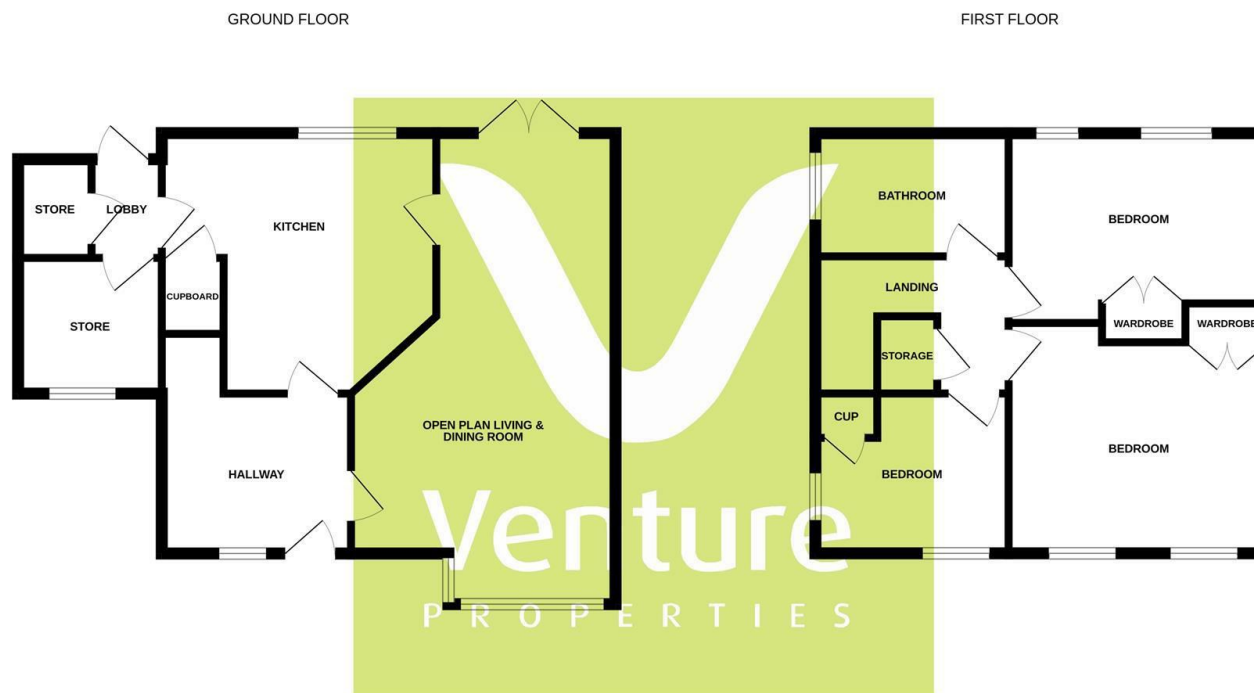
Bathroom/WC

8'7" x 5'4" (2.64 x 1.64)

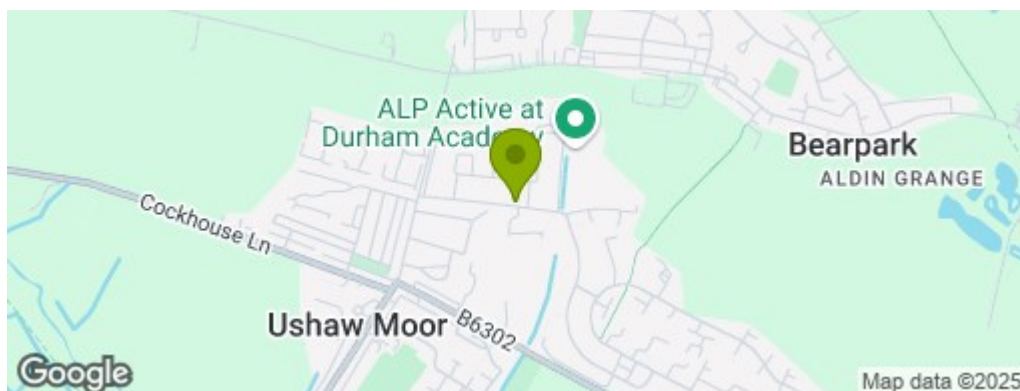
Refitted with a panelled bath with rainfall shower, wash basin to a vanity unit and WC. Having a UPVC double glazed opaque window to the side, recessed spotlighting and radiator.

EXTERNAL

To the rear of the property is a generous, enclosed garden with lawn, borders and cold water tap.



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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