



## Temperance Terrace

Ushaw Moor DH7 7PQ

Offers In The Region Of £115,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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.

# Temperance Terrace

Ushaw Moor DH7 7PQ



- No chain involved
- EPC RATING - D
- Useful utility room

- Three good sized bedrooms
- Spacious living room
- Combi gas central heating

- Contemporary open plan kitchen/diner
- Stylish bathroom
- Easy access to local amenities - 4 miles from Durham City

Venture Properties are delighted to offer for sale with no chain, this very spacious, three bedroom terraced home situated on a sought after street within the village of Ushaw Moor.

The accommodation, enhanced by combi gas central heating and UPVC double glazing, comprises of an entrance hall opening in to the living room, an open plan kitchen/diner which is fitted with a contemporary range of units and a breakfast bar, as well as a useful utility room. To the first floor, the landing leads to three good sized bedrooms and the stylish family bathroom. There is also access to a loft space for storage. Externally there is an enclosed yard to the rear.

Ushaw Moor enjoys a wide range of local amenities including both primary and secondary schools, as well as shops and a local pub. There are good road and public transport links to Durham City which lies approximately 4 miles distant.

## GROUND FLOOR

### Hall

Entered via UPVC double glazed door. With wood flooring, coving and recessed spotlighting.

### Living Room

15'5" x 14'7" (4.71 x 4.45)

Spacious reception room with a UPVC double glazed window to the front, feature fireplace housing an electric fire, coving and radiator.

### Kitchen/Diner

19'1" x 14'7" (5.82 x 4.46)

Large kitchen/diner which is perfect for modern living.

The kitchen is fitted with a contemporary range of wall and floor units with breakfast bar, incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over and integrated fridge and freezer. Further features include two UPVC double glazed windows to the rear, coving, recessed spotlighting, a panel radiator, cupboard housing the combi gas central heating boiler and stairs leading to the first floor.

### Utility Room

6'9" x 4'3" (2.08 x 1.32)

With a UPVC double glazed window to the rear, fitted work surface, washing machine, dishwasher and UPVC external door to the rear.

## FIRST FLOOR

### Landing

With a radiator and access to the loft which has ladder access and is partly boarded for storage.

### Bedroom One

14'6" x 11'8" (4.44 x 3.56)

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

### Bedroom Two

11'6" x 8'8" (3.53 x 2.65)

Double bedroom with a UPVC double glazed window to the rear, coving and radiator.

### Bedroom Three

14'6" x 7'3" (4.44 x 2.21)

Further good sized bedroom with a UPVC double glazed window to the front, coving and radiator.

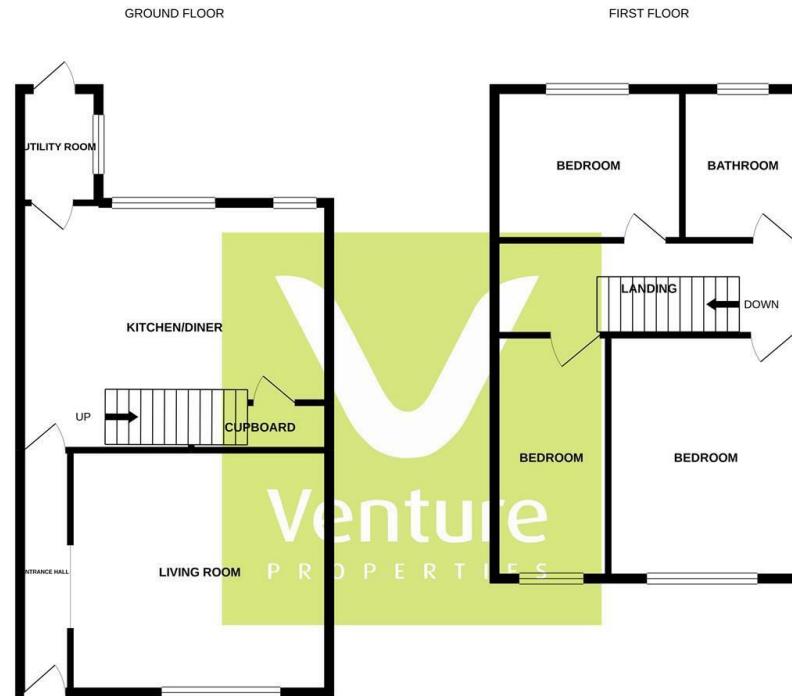
### Bathroom/WC

8'5" x 7'0" (2.57 x 2.15)

Stylish family bathroom comprising of a panelled bath, cubicle with mains fed shower, pedestal wash basin and WC. Having fully tiled walls and floor, chrome heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the rear.

### EXTERNAL

To the rear of the property is an enclosed yard.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Merge® ©2021



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: Available with most providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (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

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)