

# STUART EDWARDS



## Station Road

, Ushaw Moor DH7 7PY

- MID TERRACED HOUSE
- AVAILABLE IMMEDIATELY
- KITCHEN WITH SOME APPLIANCES
- REAR YARD
- 2/3 BEDROOMS
- UNFURNISHED
- BATHROOM WITH SHOWER
- ON STREET PARKING

£675





### FULL DESCRIPTION

Mid terraced house available immediately on an unfurnished basis.

Accessed via a composite entrance door leading to the porch, hallway, lounge, fitted kitchen with free standing fridge/freezer, integrated oven, hob and extractor hood. An inner lobby leads to a ground floor bathroom suite with shower and a reception room which could also be used as a third bedroom.

Stairs from the hallway lead to the first floor landing with storage cupboard and two bedrooms leading off. Externally there is on street parking and a yard to the rear with storage shed.

Having gas central heating and UPVC double glazing. Ushaw Moor is located approximately 4 miles from Durham City Centre, benefiting from local amenities such as newsagents, post office and other small shops.

Exceptional rental accommodation, rare to the market. Sure to extremely prove popular, therefore early reservation is strongly recommended to avoid disappointment.

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### ENTRANCE PORCH

Composite entrance door and vinyl flooring.

### HALLWAY

Radiator and stairs to the first floor.

### LOUNGE

17'1" x 9'10"

Feature fireplace, double radiator and laminate flooring.



### KITCHEN

11'2" x 6'2"

Range of wall and floor units with wood worktops and inset Belfast sink with mixer tap. Freestanding fridge/freezer and integrated electric with gas hob and extractor hood. Spot lights, pantry, tiled flooring, tiled splashbacks and double radiator.

### INNER LOBBY

Tiled flooring, storage cupboard housing central heating boiler and UPVC rear entrance door to yard area.

### BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath with overhead mains shower and glass screen, tiled flooring, extractor fan, double radiator and chrome heated towel rail.

### RECEPTION ROOM

10'10" x 10'11"

Feature fireplace and double radiator. This room could also be used as a third bedroom.

### FIRST FLOOR LANDING

Storage cupboard.

### BEDROOM 1

15'2" x 11'4"

Double radiator.

### BEDROOM 2

11'3" x 8'7"

Radiator.

### REAR YARD

Storage shed and mature planters.

### EPC

EPC Rating - D

EPC Link -

<https://find-energy-certificate.service.gov.uk/energy-certificate/0273-2812-7233-2120-8265>

### Important Info

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.

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Contact Stuart Edwards Estate Agents for an appointment to view.

### 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: D**

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