



**STUART
EDWARDS**

Esh Wood View

, Ushaw Moor DH7 7FD

- BEAUTIFULLY MAINTAINED RENTAL ACCOMODATION
 - AVAILABLE 1ST JULY 2024
 - LOUNGE AND CONSERVATORY
- CLOAKROOM/WC, EN-SUITE & BATHROOM
- LOW MAINTENANCE GARDENS
- 3 BEDROOM END TERRACED HOUSE
- PART FURNISHED
- KITCHEN WITH APPLIANCES
- GARAGE & DRIVEWAY

£800 Per Month



Council Tax Band: B
EPC Rating: B

FULL DESCRIPTION

Well presented end terraced house in excellent order throughout. Available from 1st July on a part furnished basis.

Internally the property comprises: entrance hallway, cloakroom/wc, extensively fitted kitchen with breakfast bar and appliances, lounge with double patio doors to the garden and UPVC double glazed conservatory. Stairs from the hallway lead to the first floor landing, master bedroom with en-suite shower room, a further two bedrooms and stylish family bathroom suite.

Externally there's a detached garage and driveway providing off road parking, external storage cupboard housing the dryer, as well as low maintenance gardens to the front and rear.

Benefiting from gas central heating via a combi boiler and UPVC double glazing throughout.

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, sure to prove extremely popular, therefore early reservation is strongly recommended to avoid disappointment.

ENTRANCE HALLWAY

Composite entrance door leading to hallway with wood flooring, radiator and stairs to the first floor.

KITCHEN

15'0" x 7'8"

Range of wall and floor units incorporating breakfast bar with laminate worktops and inset white enamel sink unit with mixer tap. Washing machine, wine cooler, integrated dishwasher, fridge/freezer and freestanding cooker with extractor hood. Brick effect laminate splashbacks, vinyl flooring, cupboard housing the gas combi boiler and column radiator.

CLOAKROOM/WC

Close coupled wc, wall hung wash hand basin, laminate flooring, double radiator and extractor fan.

LOUNGE

11'11" x 14'10"

Two double radiators, storage cupboard and two double patio doors leading to the rear garden.

CONSERVATORY

12'5" x 9'5"

UPVC double glazed and having wood flooring.

FIRST FLOOR LANDING

Double radiator, storage cupboard and loft access.

BEDROOM 1

11'9" x 8'1"

Double radiator.

EN-SUITE

Close coupled wc, pedestal wash hand basin, shower cubicle with electric shower, tiled walls and flooring, extractor fan and chrome heated towel rail.

BEDROOM 2

12'5" x 8'2"

Double radiator.

BEDROOM 3

9'6" x 6'7"

Double radiator.

BATHROOM

Low level wc, inset wash hand basin, panel bath, half panelled walls, vinyl flooring and extractor fan.



1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.