



## Waltons Buildings

Ushaw Moor, Durham DH7 7PL

- Beautifully Presented
- 2 Double Bedrooms
- Fitted Kitchen With Appliances
  - Rear Yard
  - Unfurnished
- Mid Terraced House
- Lounge & Dining Room
- Bathroom With Shower
- Available 14th April

**£675 PCM**



## Council Tax Band: A

### EPC Rating:

#### FULL DESCRIPTION

Well presented mid terraced house available from 14th April, providing excellent rental accommodation.

Accessed via a newly installed composite entrance door the property comprises: hallway, lounge leading to dining room with recessed feature fireplace and newly installed kitchen with integrated appliances. To the first floor: landing, 2 double bedrooms and a newly installed modern bathroom suite with shower.

Externally there's a rear yard.

Benefiting from gas central heating via a combi boiler, UPVC double glazing, new internal doors and floor coverings throughout.

Sure to prove popular, available on an unfurnished basis.

Early viewings are strongly recommended to avoid disappointment.

#### ENTRANCE

Composite entrance door leading to the hallway with double radiator.

#### LOUNGE

12'1" x 11'7"

Radiator.

Opening onto the dining room.

#### DINING ROOM

15'1" x 16'2"

Radiator and recessed feature fireplace.

#### KITCHEN

15'1" x 6'2"

Extensive range of wall and floor units with laminate worktops and inset stainless steel sink unit. Integrated fridge/freezer, automatic washing machine, electric double oven, gas hob and extractor hood.

Stylish vertical radiator, feature tiled walls, spot lighting, wall mounted central heating boiler ceramic tiled flooring and UPVC rear entrance door.

#### FIRST FLOOR LANDING

##### BEDROOM 1

15'0" x 12'6"

Double radiator.

##### BEDROOM 2

16'2" x 8'8"

Double radiator.

#### BATHROOM

White suite comprising: low level wc, modern vanity unit with inset wash hand basin, panel bath with mains fed shower over, feature tiled walls, ceramic tiled flooring and chrome heated towel rail.

#### REAR YARD

#### IMPORTANT INFORMATION

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.

#### VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

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

0191 3848440  
[enquiries@stuartedwards.com](mailto:enquiries@stuartedwards.com)  
[www.stuartedwards.com](http://www.stuartedwards.com)

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