



Pine Park

Ushaw Moor DH7 7LR

£600 Per Calendar Month





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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Pine Park

Ushaw Moor DH7 7LR



- Superb views to the front
- EPC RATING D
- Stylish bathroom

- Popular location
- Two double bedrooms
- Combi gas central heating & UPVC double glazing

- In immaculate condition
- Modern kitchen with utility room
- Good transport links

Available early June on an unfurnished basis, this much improved mid terraced property benefits from lovely views to the front.

The deceptively spacious floor plan comprises of an entrance hall with stairs leading to the first floor, beautifully presented living room with feature fireplace, modern fitted kitchen with space for a table, rear lobby and useful utility room. To the first floor are two generous double bedrooms and a stylish refitted bathroom. Externally there are low maintenance gardens.

On the outskirts of Ushaw Moor, the property has a superb outlook and is located within walking distance to local amenities including shops and schools. There are excellent transport links in to Durham City, which lies approximately 3.5 miles distant.

Early viewing is highly recommended.

GROUND FLOOR

Hall

Entered via composite door. Having laminate flooring and stairs leading to the first floor.

Living Room

15'3" x 10'10" (4.65 x 3.31)

Spacious reception room with a UPVC double glazed bow window to the front, feature fireplace, coving, laminate flooring and radiator.

Kitchen/Diner

12'2" x 10'5" (3.72 x 3.18)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, a gas cooker, fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, tiled splashbacks, laminate flooring and radiator.

[Further Kitchen Image](#)

Rear Lobby

With laminate flooring and a composite door to the rear.

Utility Room

7'5" x 6'0" (2.28 x 1.84)

Having a UPVC double glazed window to the rear, laminate flooring and wall mounted combi gas central heating boiler. There is also a storage cupboard measuring 1.84 x 0.74 metres.

FIRST FLOOR

Landing

With radiator and access to the loft.

Bedroom One

14'3" x 10'1" (4.36 x 3.09)

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

Bedroom Two

11'10" x 9'1" (3.63 x 2.78)

Further double bedroom with a UPVC double glazed window to the rear, laminate flooring, radiator and storage cupboard.

Bathroom/WC

6'3" x 5'8" (1.93 x 1.74)

Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having a stainless steel heated towel rail, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is an enclosed, block paved garden overlooking a communal green, whilst to the rear is further enclosed garden which has been block paved for easy maintenance. Double gates provide access for off street parking.

[View To The Front](#)

[Further View Image](#)

Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

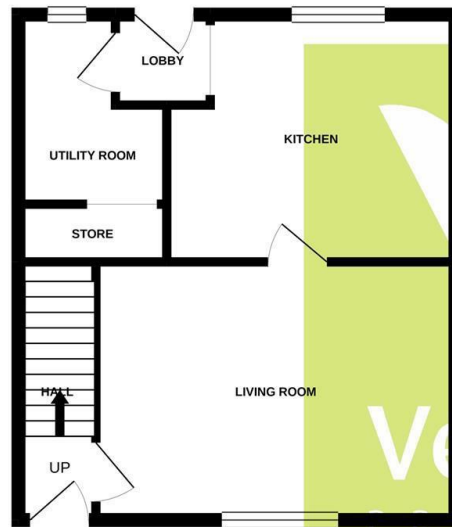
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

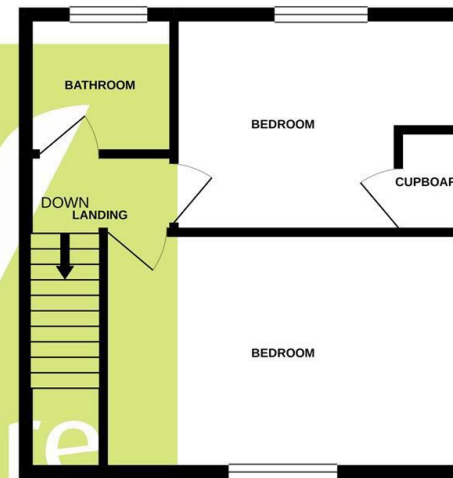
Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

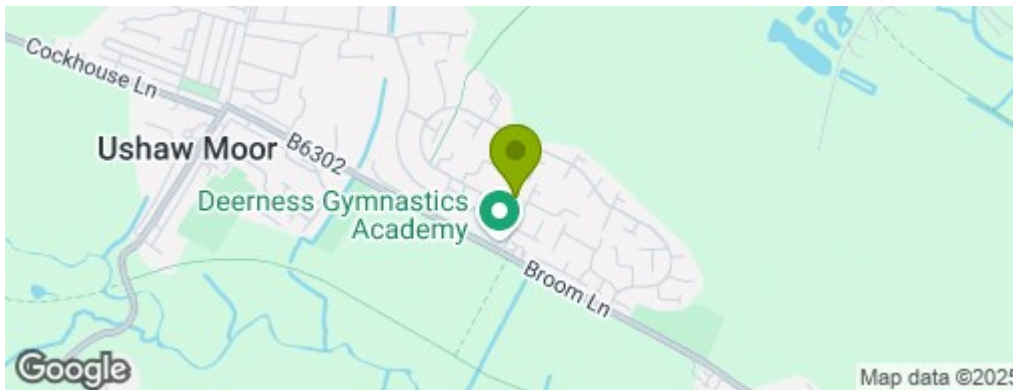
GROUND FLOOR



FIRST FLOOR



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

Tenure: Freehold
 Gas and Electricity: Mains
 Sewerage and water: Mains
 Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.
 Mobile Signal/coverage: Likely with O2. 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

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