

**STUART  
EDWARDS**



## Hogarth Close

Ushaw Moor, Durham DH7 7SA

- DETACHED HOUSE
- PRIVATE CUL-DE-SAC POSITION
- MODERN SHAKER KITCHEN WITH APPLIANCES
- DOUBLE WIDTH DRIVEWAY & SINGLE GARAGE
- SURROUNDING VIEWS TO REAR
- 4 BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- BATHROOM & EN-SUITE
- SOUTH FACING REAR GARDEN

**Asking Price £245,000**





## FULL DESCRIPTION

Well maintained detached house situated in a private cul-de-sac position.

This spacious living accommodation comprises: entrance hallway, cloakroom/wc, generous lounge/dining room and modern shaker style kitchen with integrated appliances. To the first floor there's a landing with storage cupboard and loft access, master bedroom with en-suite shower room, a further 3 bedrooms and a family bathroom.

Externally there's a double width driveway leading to a single garage and laid lawn to the front. Whilst the rear garden is south facing and enjoys surrounding views.

The property benefits of having gas central heating via a combi boiler, UPVC double glazing, grey laminate flooring throughout the ground floor, all door frames to the ground floor have been widened for disabled access and there's a smart living alarm with pet sensors.

Ushaw Moor is located approximately 4 miles from Durham City Centre, benefiting from local amenities such as newsagents, post office and other small shops.

A home ready to move into. Viewings are recommended.

## ENTRANCE HALLWAY

Composite entrance door leading to hallway with laminate flooring, radiator and stairs with under stair storage cupboard to the first floor landing.

### CLOAKROOM/WC

White suite comprising, close coupled wc, pedestal wash had basin with mixer tap, tiled splashbacks and laminate flooring.

### OPEN PLAN LOUNGE/DINING ROOM

23'7" x 10'2"

Laminate flooring, radiator, space for a dining table and two sets of UPVC double glazed French doors overlooking the garden.

### KITCHEN

11'1" x 8'2"

Range of shaker style wall and floor units with laminate flooring and inset stainless steel sink and drainer unit with mixer tap. Integrated fridge/freezer, dishwasher, washer/dryer, electric oven, gas hob and stainless steel extractor canopy. Tiled splashbacks, double radiator and laminate flooring.

### FIRST FLOOR LANDING

With storage cupboard and loft access.

### MASTER BEDROOM

15'1" x 10'2"

Radiator.

### EN-SUITE SHOWER ROOM

White suite comprising: close coupled wc, pedestal wash hand basin, shower cubicle with mains fed shower, tiled splashbacks, radiator and laminate flooring.

### BEDROOM 2

13'6" x 8'5"

Radiator and bulk head storage cupboard.

### BEDROOM 3

10'11" x 7'6"

Radiator. This room also enjoys the surrounding views.

### BEDROOM 4

9'1" x 8'7"

Radiator. This room also enjoys the surrounding views.

### FAMILY BATHROOM

White suite comprising: close coupled wc, pedestal wash hand basin, panel bath, tiled splashbacks and flooring and radiator.

### GARAGE & DRIVEWAY

Double width driveway providing off road parking for two cars, leading to a single garage with power, lighting and an up and over door.

### GARDENS

Laid lawn to the front whilst the rear garden is enclosed with fenced boundaries, laid lawn, paved patio area and it enjoys the surrounding views.

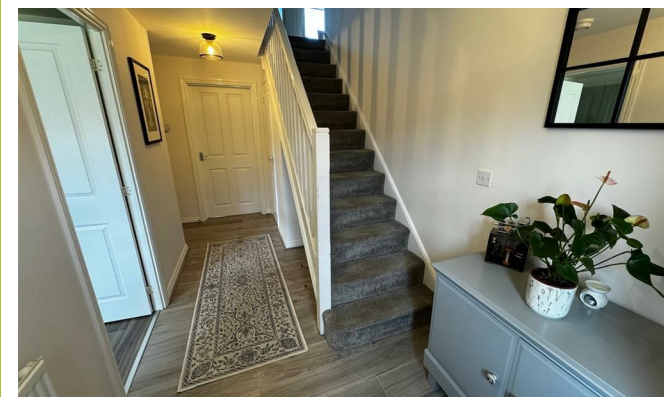
### Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### EPC

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8258-7839-5900-8576-3996>





### 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.

### Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

### Property Portals

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### Leasehold

We have been informed that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

### Free Valuation!

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

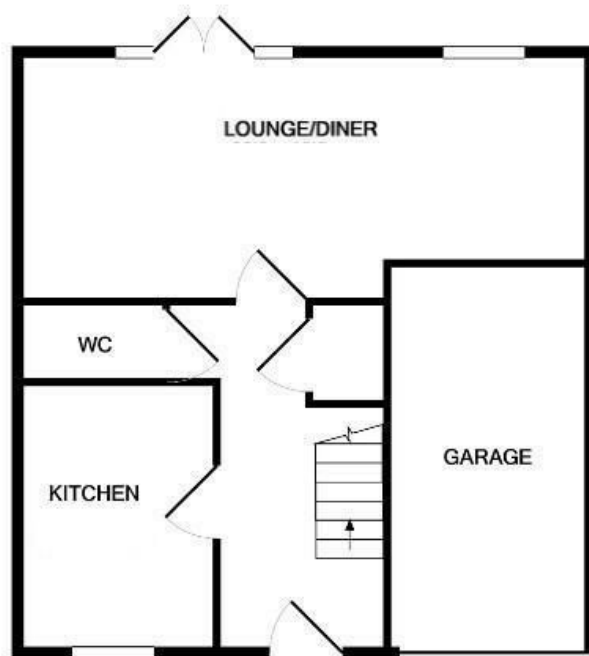
### Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

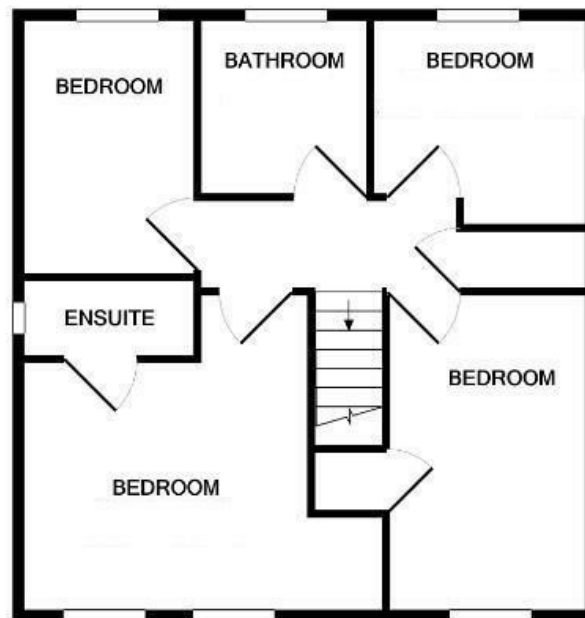
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: D  
EPC Rating: B



GROUND FLOOR



1ST FLOOR

Not to scale - for general guidance only  
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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.