



Bracken Court, Ushaw Moor, DH7 7NF  
3 Bed - House - Semi-Detached  
O.I.R.O £119,995

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# Bracken Court

## Ushaw Moor, DH7 7NF

No Upper Chain \*\* Well Presented \*\* Pleasantly Situated \*\* Gardens \*\* Ideal First or Family Home \*\* Good Buy to Let \*\* GCH & Upvc Double Glazing \*\* Outskirts of Durham \*\* Popular Location \*\* Local Amenities, School and Good Road Links \*\* Must Be Viewed \*\*

The floor plan comprises; entrance hallway, lounge dining room, modern fitted kitchen, rear lobby with access to a useful utility/store area and downstairs WC. The first floor has three good size bedrooms, and family bathroom/WC. Outside are front and rear gardens.

Bracken Court stands within a popular location, nestled on the periphery of historic Durham City. This vibrant community enjoys a wealth of conveniences, boasting an array of shopping outlets and leisure activities within Durham itself, while Ushaw Moor village offers additional local amenities to cater to residents' needs.

Bracken Court is ideally situated for exploring picturesque countryside and scenic cycle routes. Commuters are also well-served, thanks to the convenient proximity to major transportation arteries. A regular bus service passes through the development, ensuring seamless connectivity to the wider region. Moreover, the A690, A1(M), and A19 Highways are mere minutes away by car, facilitating easy access to neighbouring urban hubs and beyond. Whether you seek the tranquillity of nature or the bustle of city life, Arthur Street offers the perfect balance of suburban serenity and connectivity to fulfil diverse lifestyles.

















## GROUND FLOOR

### Entrance Hallway

### Lounge Dining Room

23'4 x 13'1 (7.01m'1.22m x 3.96m'0.30m)

### Kitchen

13'9 x 13'1 (3.96m'2.74m x 3.96m'0.30m)

### Rear Lobby

### Utility / Store

### WC

## FIRST FLOOR

### Bedroom

11'10 x 11'6 (3.35m'3.05m x 3.35m'1.83m)

### Bedroom

11'10 x 8'6 (3.35m'3.05m x 2.44m'1.83m)

### Bedroom

9'10 x 7'7 (2.74m'3.05m x 2.13m'2.13m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 50 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: D

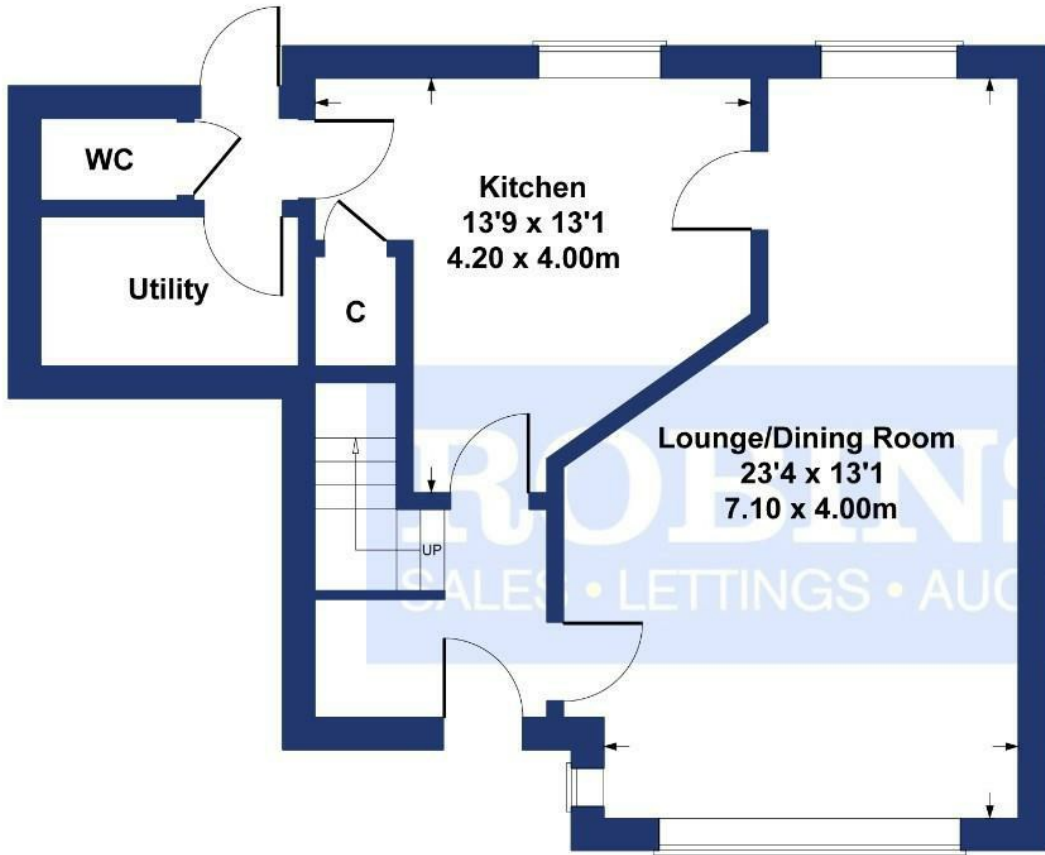
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robnsons cannot accept liability for any information provided.



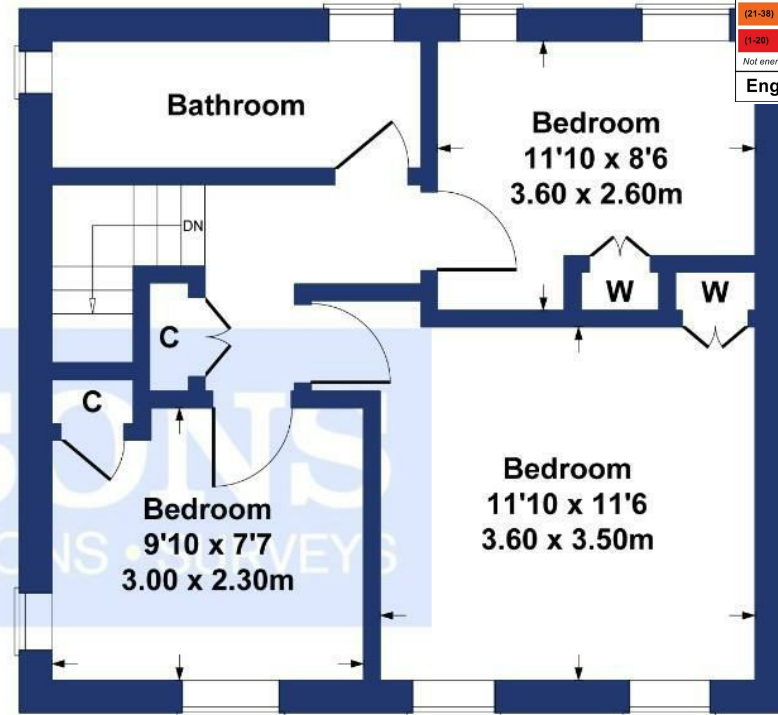


# Bracken Court

Approximate Gross Internal Area  
1003 sq ft - 93 sq m



**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	84
EU Directive 2002/91/EC			

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.





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