



Temperance Terrace, Ushaw Moor, DH7 7PQ
3 Bed - House - Mid Terrace
O.I.R.O £135,000

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Temperance Terrace

Ushaw Moor, DH7 7PQ

No Chain ** Superb Family or First Home ** Upgraded & Maintained Throughout ** Spacious & Versatile Floor Plan ** Pleasant Enclosed Courtyard Garden ** Popular Village on the Outskirts of Durham ** Good Road Links ** Feature Multi Fuel Burning Stove ** Fully Boarded Attic Space with Stair Access ** Upvc Double Glazing & GCH Via Combination Boiler ** Viewing is a Must **

The floor plan includes an entrance hallway leading to a comfortable living room, featuring a multi-fuel burning stove and a walk-through to the dining room. The dining area benefits from French doors that open onto the rear courtyard garden. The kitchen is equipped with a range of fitted units and offers space for both a range cooker and an American-style fridge freezer.

On the first floor, there are two double bedrooms, a single bedroom, and a family bathroom with WC. The second floor is accessed via a staircase and comprises a fully boarded attic space with Velux windows, offering potential for use as an additional bedroom.

Ushaw Moor is a popular location positioned 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.

Ushaw Moor 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.













GROUND FLOOR

Hallway

Lounge

13'08 x 12'01 (4.17m x 3.68m)

Dining Room

13'09 x 12'01 (4.19m x 3.68m)

Kitchen

16'01 x 6'02 (4.90m x 1.88m)

FIRST FLOOR

Bedroom

14'01 x 9'01 (4.29m x 2.77m)

Bedroom

13'09 x 9'01 (4.19m x 2.77m)

Bedroom

10'08 x 6'02 (3.25m x 1.88m)

Bathroom/WC

6'01 x 5'10 (1.85m x 1.78m)

SECOND FLOOR

Attic

17'06 x 15'09 (5.33m x 4.80m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14Mbps, Superfast 75Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1701p.a

Energy Rating: Pending

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. Robinsons cannot accept liability for any information provided.



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Approximate Gross Internal Area
1278 sq ft - 119 sq m

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



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.

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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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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