



Lindsay Road, Ushaw Moor, DH7 7RG
4 Bed - House - Detached
O.I.R.O £249,000

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Lindsay Road Ushaw Moor, DH7 7RG

Extended Floor Plan ** Generous Corner Plot ** Superb Family or First Home ** Ample Parking & Enclosed Rear Garden ** Popular Development ** Outskirts of Durham ** Local Village Amenities ** Good Road Links ** Access to Walking & Cycle Routes ** Upvc Double Glazing & GCH ** Must Be Viewed **

The floor plan comprises: entrance hallway, WC, comfortable lounge, stunning open plan and remodelled breakfasting kitchen and dining room with French doors to the rear garden. There is also a useful utility room. The first floor has four bedrooms, en-suite shower room and main family bathroom/WC. Outside, there is driveway parking with EV charger, single garage, now just a small store area as part converted to create a larger kitchen, and there is a good size enclosed rear garden with private aspect.

Ushaw Moor, located just outside Durham City, offers a semi-rural lifestyle with convenient access to urban amenities. This quiet village is known for its green surroundings and proximity to scenic walking and cycling routes, notably the Lanchester Valley Railway Path, which is part of the extensive National Cycle Network. Properties in Ushaw Moor range from charming period homes to modern developments, appealing to a variety of buyers including families, professionals, and retirees. The area is well-served by local amenities, with shops, schools, and healthcare facilities available in nearby Durham, just a short drive away.

Ushaw Moor benefits from excellent transport links, with easy access to the A690 and A167, connecting residents to the wider region, and Durham's main train station provides regular services to major cities like Newcastle and London. The combination of tranquil countryside living, convenient amenities, and strong transport links makes Ushaw Moor an attractive location for potential homebuyers.









GROUND FLOOR

Entrance Hallway

Cloak/WC

Lounge

15'0 x 11'7 (4.57m x 3.53m)

Extended Kitchen Diner

26'07 x 11'01 (8.10m x 3.38m)

Utility Area

5'7 x 4'1 (1.70m x 1.24m)

FIRST FLOOR

Bedroom

11'10 x 10'8 (3.61m x 3.25m)

En-Suite

Bedroom

11'8 x 9'3 (3.56m x 2.82m)

Bedroom

10'8 x 9'5 (3.25m x 2.87m)

Bedroom

8'0 x 7'4 (2.44m x 2.24m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

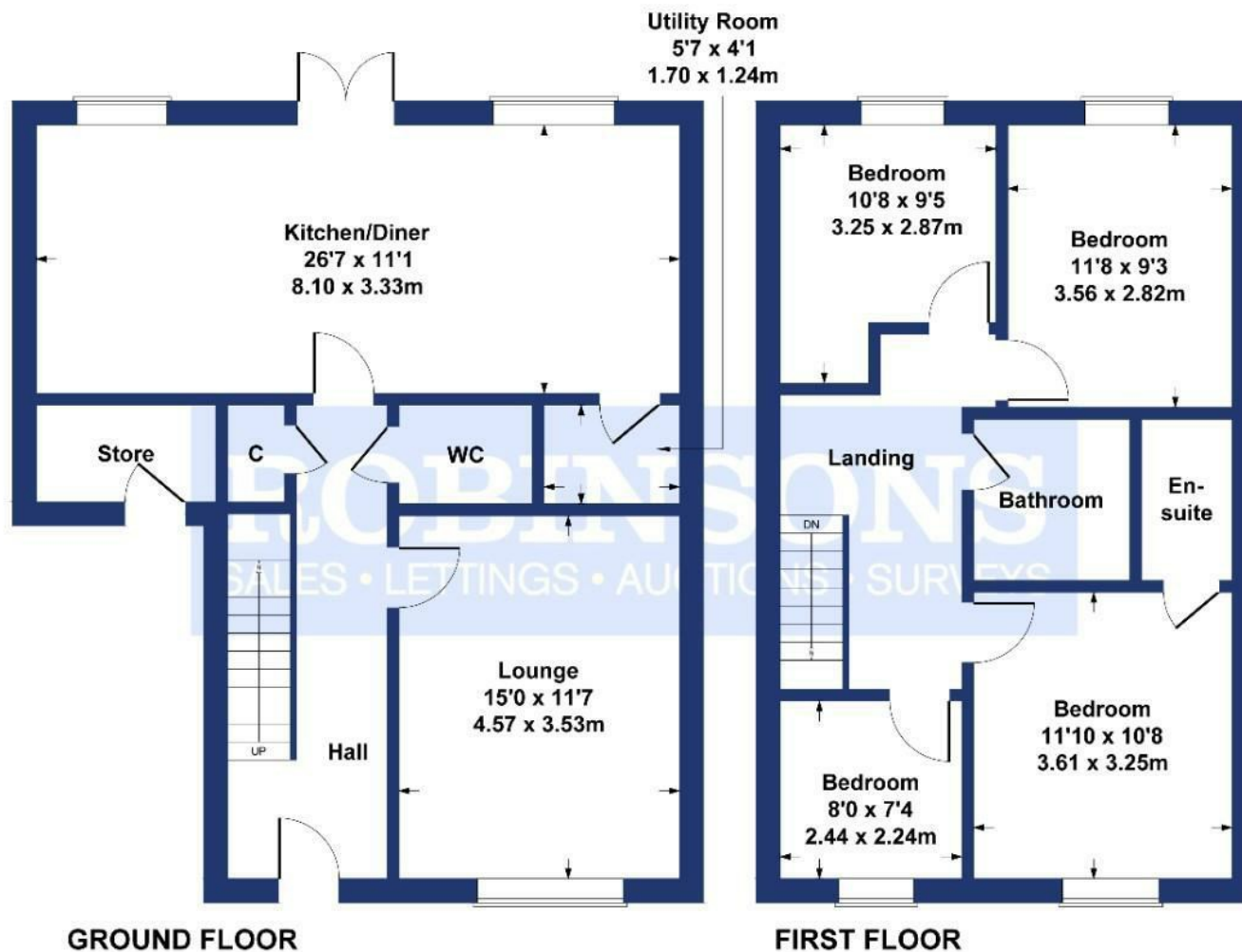
Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Energy Rating: B

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.

Lindsay Road

Approximate Gross Internal Area
1287 sq ft - 120 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		94
(81-81) B		
(69-80) C	83	
(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.

Produced by Potterplans Ltd. 2025

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.

