



## Arthur Street

Ushaw Moor DH7 7PF

Offers In The Region Of £89,950





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# Arthur Street

Ushaw Moor DH7 7PF



- Available with no chain involved
- EPC RATING - D
- Modern bathroom

- Ideal investment or starter home
- Two reception rooms
- Combi gas central heating and UPVC double glazing

- Two double bedrooms
- Comprehensively fitted kitchen
- Walking distance to all local amenities

Available for sale with no chain involved, Venture Properties are delighted to offer for sale this deceptively spacious mid terrace home with two reception rooms and two double bedrooms. The property is located in the popular village of Ushaw Moor, within walking distance to a wide variety of local amenities and only around 4 miles from Durham City.

The accommodation comprises of an entrance porch, spacious living room with contemporary fireplace, separate dining room also having a fireplace, a comprehensively fitted kitchen, rear porch and bathroom fitted with white suite. To the first floor there are two large double bedrooms. Externally there is a wall enclosed yard to the rear and on street parking

## GROUND FLOOR

### Entrance Porch

Entered via UPVC double glazed door. With an internal door to the living room.

### Living Room

16'1" x 13'1" (4.91 x 4.00)

Spacious reception room with a UPVC double glazed window to the front, central heating radiator and contemporary wall mounted electric fire.

### Dining Room

16'2" x 11'6" (4.94 x 3.52)

Further spacious reception room with a UPVC double glazed window to the rear, stairs leading to the first floor with storage cupboard under, a feature fireplace housing an electric fire, coving and central heating radiator.

### Kitchen

13'9" x 6'3" (4.20 x 1.93)

Comprehensively fitted with a quality range of wall and floor units having contrasting worktops incorporating a stainless steel sink unit and mixer tap with tiled splash backs, a built in electric oven and hob with extractor over, an integrated fridge and freezer and plumbing for a washing machine. Having a large double glazed window to the side and radiator.

### Rear Lobby

Having a UPVC double glazed door to the side.

### Bathroom/WC

5'2" x 10'4" (1.6m x 3.17m)

Fitted with a white three piece suite comprising of a panelled bath with mixer shower over, pedestal wash basin and WC. Having a storage cupboard, tiled splashbacks, a UPVC double glazed opaque window to the side and a central heating radiator.

## FIRST FLOOR

### Landing

Having access to the loft which is partly boarded for storage with retractable ladder access.

### Bedroom One

16'3" x 10'0" (4.97 x 3.05)

Generous double bedroom with a UPVC double glazed window to the front, central heating radiator and built in sliding door wardrobes providing ample storage and housing the combi gas central heating boiler.

### Bedroom Two

12'7" x 11'5" (3.86 x 3.48)

Further well proportioned double bedroom with a UPVC double glazed window to the rear, central heating radiator and a storage cupboard.

## EXTERNAL

To the rear of the property is a low maintenance enclosed yard with a cold water tap and access gate.

## AGENTS NOTE

Please note that the photos used for marketing were taken before the commencement of a tenancy which has just ended and does not necessarily reflect its current condition and decor, although all fixtures remain the same.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Check via OFCOM website.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)  
 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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