

STUART EDWARDS



Fir Park

Ushaw Moor, Durham DH7 7LZ

- WELL PRESENTED SEMI DETACHED HOUSE
 - DUAL ASPECT LOUNGE
 - BATHROOM WITH BATH & SHOWER
 - GAS CH & UPVC DOUBLE GLAZING
 - AVAILABLE IMMEDIATELY
- 3 BEDROOMS
- KITCHEN & UTILITY ROOM
- FRONT & REAR GARDENS
- UNFURNISHED
- 4 MILES FROM DURHAM CITY

£750 Per Month

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

This well presented three bedroom family home offers a, practical layout spread over two floors, with generously proportioned rooms and a light, welcoming feel throughout. Perfect for families or professionals looking for a comfortable, ready to move into rental.

Step inside to a bright entrance hall that flows naturally into the spacious lounge. Running the full depth of the house and enjoying dual-aspect windows, this inviting reception room is flooded with natural light and easily accommodates a large sofa, armchairs and extra furniture.

At the rear, the modern kitchen is thoughtfully designed for both daily life and entertaining. It includes ample worktops and storage, plus plenty of space for a dining table and chairs, making it the true hub of the home. Next door is a separate utility room ideal for washing machines, dryers and household essentials. There's also a handy storage cupboard off the hallway for added additional storage space.

Stairs from the hallway lead to a central landing with doors to three bedrooms.. Completing the first floor is a stylish family bathroom featuring a full-size bath with overhead shower, W/C and wash basin.

Neutrally decorated and presented in excellent condition, this unfurnished property is available immediately on an unfurnished basis.

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 fantastic family rental in a great location – don't miss out. Early viewings strongly recommended.

EPC.

EPC Rating - C
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/4900-3332-0122-3506-3763>

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

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.

RENTERS' RIGHTS ACT 2025.

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.

We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

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.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.

