



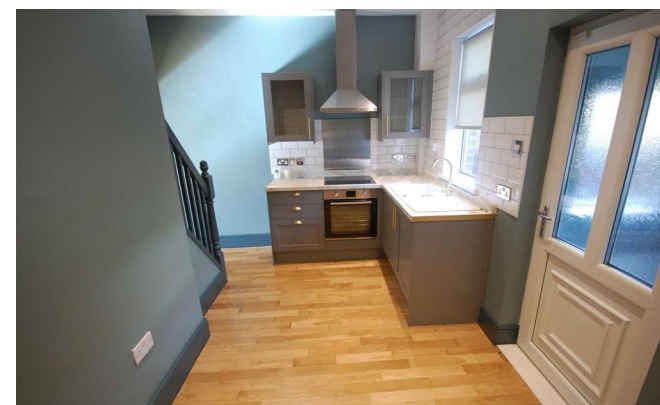
**STUART
EDWARDS**

Durham Road

Ushaw Moor, Durham DH7 7LF

- MID TERRACED HOUSE
- UNFURNISHED
- KITCHEN/DINER
- ENCLOSED REAR YARD
- 2 BEDROOMS
- LOUNGE
- BATHROOM WITH BATH & SHOWER
- 4 MILES FROM DURHAM CITY

£650 Per Month



Council Tax Band: A

EPC Rating:

FULL DESCRIPTION

End terraced home, available immediately on an unfurnished basis.

Comprising: lounge, with wall mounted gas fire and modern kitchen/diner with space for a dining table and a useful utility area. To the first floor: landing, 2 bedrooms and bathroom with full white suite and mains fed shower. Externally there's an enclosed rear yard with storage and gated access.

Benefiting from gas central heating and UPVC double glazing throughout.

Ushaw Moor is located approximately 4 miles from Durham City Centre, benefiting from local amenities such as newsagents, post office and other small shops.

Viewings are recommended.

ENTRANCE VESTIBULE

LOUNGE

13'10" x 13'7"

KITCHEN/DINER

13'7" x 7'8"

UTILITY AREA

7'2" x 3'9"

FIRST FLOOR LANDING

BEDROOM 1

13'7" x 10'4"

BEDROOM 2

8'2" x 7'3"

BATHROOM

11'0" x 5'0"

EXTERNALLY

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

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.

EPC INFORMATION

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2995-7470-2405-4721>

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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.

