High View, Ushaw Moor, DH7 7QQ
3 Bed - House - Mid Terrace
O.I.R.O £115,000

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High View
Ushaw Moor, DH7 7QQ

* NO ONWARD CHAIN * VERY LARGE EXTENSION * TWO RECEPTION ROOMS * SPACIOUS KITCHEN * LARGE GARDEN * PLEASANT VALLEY OUTLOOK * ENCLOSED REAR YARD AND BIKE STORE *

Offered for sale with no onward chain is this greatly extended and deceptively spacious three bedroom home, pleasantly positioned within Ushaw Moor and enjoying an attractive outlook across the surrounding valley. With two reception rooms, a large kitchen and excellent outside space, the property offers a generous and versatile layout which should appeal to a variety of buyers.

The floorplan begins with an entrance lobby leading into a spacious lounge featuring an attractive bay window. There is a separate dining room/second reception area, providing useful additional living space, together with a particularly large kitchen created as part of the substantial extension.

To the first floor there are two good sized double bedrooms, together with a third single bedroom which could alternatively make an ideal study or home office depending upon individual requirements. Completing the first floor is the family bathroom.

Externally, there is a small courtyard to the front, while across the pathway is a particularly large garden providing an excellent space for families, relaxing and entertaining while taking advantage of the pleasant position. There is a pond in the garden. To the rear is an enclosed yard which also incorporates a useful bike store.

High View is conveniently situated within Ushaw Moor, a popular village just a few miles from Durham City. The village provides a good range of local shops, schools and everyday amenities, while Durham City Centre is within easy reach for a much wider selection of shopping, leisure and recreational facilities. The location is also well placed for commuting towards Durham and the wider region, with good road connections to the A690 and A1(M). Surrounding countryside and nearby walking routes further add to the appeal of this well-connected village location.

GROUND FLOOR

Porch

Living Room
14'9" x 13'9" (4.5 x 4.2)

Dining Room / Second Reception
13'9" x 11'9" (4.2 x 3.6)

Kitchen
19'0" x 8'6" (5.8 x 2.6)

FIRST FLOOR

Landing

Bedroom 1
12'5" x 12'1" (3.8 x 3.7)

Bedroom 2
11'1" x 8'10" (3.4 x 2.7)

Bedroom 3 / Study
11'1" x 8'10" (3.4 x 2.7)

Bathroom
7'10" x 5'6" (2.4 x 1.7)

AGENT'S NOTES
Council Tax: Durham County Council, Band A, Approx £1748pa
Tenure: Freehold
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile Phone Coverage – Please refer to the Ofcom website: https://www.ofcom.org.uk
Estimated Broadband Download Speeds – Please refer to the Ofcom website: https://www.ofcom.org.uk
Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – extended, pond in garden, access to garden over small path
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

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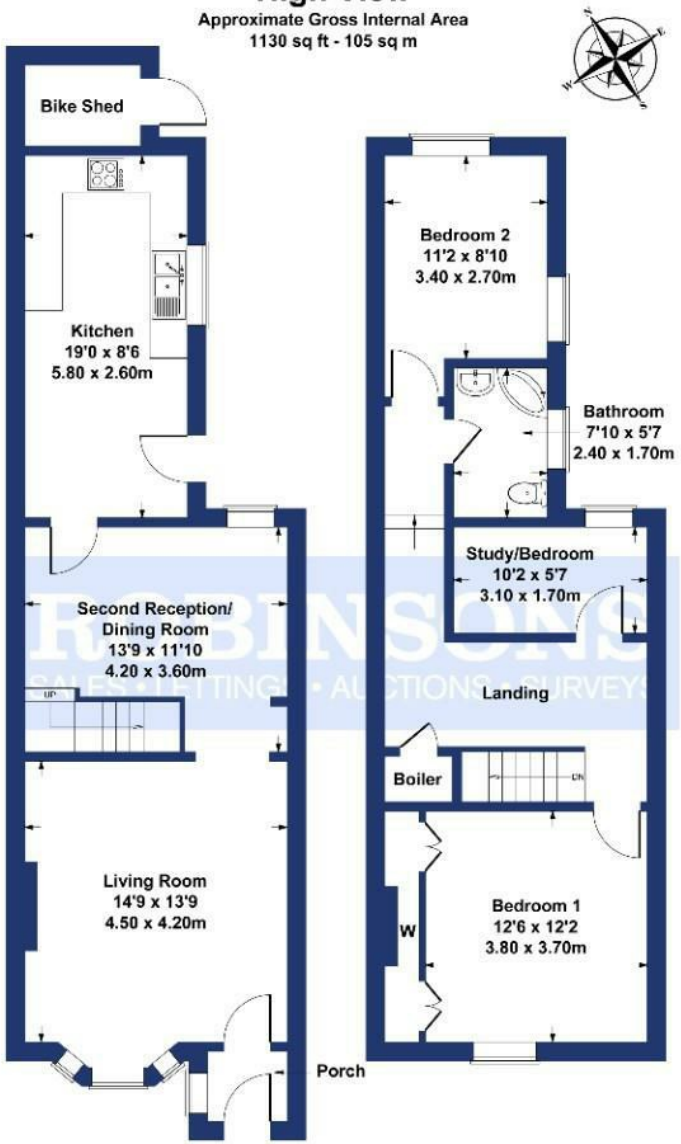
High View

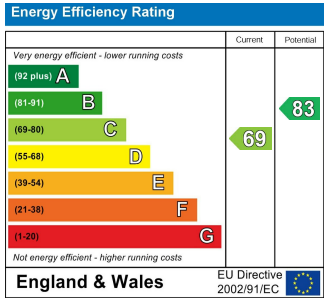
Approximate Gross Internal Area
1130 sq ft - 105 sq m



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. 2026



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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