

Temperance Terrace, Ushaw Moor, DH7 7PQ
2 Bed - House - Mid Terrace
O.I.R.O £69,950

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Temperance Terrace
Ushaw Moor, DH7 7PQ

No Chain ** Ideal First Buy or Investment ** Approx. 11% Yield ** Well Presented ** Upgraded Flooring, Kitchen & Bathroom ** Outskirts of Durham ** Viewing Advised **

Occupying a convenient position within the popular village of Ushaw Moor on the outskirts of Durham City, this well-presented two-bedroom back-to-back terraced home offers an excellent opportunity for first-time buyers, professionals and buy-to-let investors alike. Ready to move straight into, the property combines comfortable accommodation with modern fixtures and fittings, whilst also presenting an attractive investment opportunity with a potential rental yield of approximately 11%.

The property has been tastefully improved and maintained, benefiting from a modern re-fitted kitchen and bathroom, creating a fresh and contemporary feel throughout. Internally, the accommodation briefly comprises a comfortable lounge, modern fitted kitchen, two bedrooms and a stylish bathroom/WC. Externally, there is access to a shared rear yard with the added benefit of an outhouse providing useful storage space.

Ushaw Moor is a well-established and popular village offering a range of everyday amenities, local shops and services, together with good road and transport links providing convenient access to Durham City Centre and surrounding areas, making it particularly appealing to commuters.

Offering excellent value for money, modern presentation and the potential for an impressive rental return, this appealing home is equally suited to those looking to take their first step onto the property ladder or investors seeking an addition to their portfolio. Early viewing is strongly recommended to fully appreciate the accommodation, location and opportunity on offer.























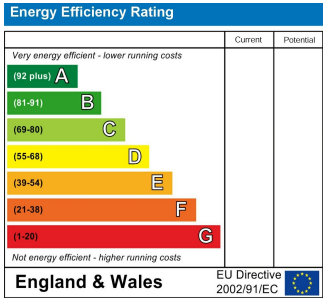
Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating back boiler
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 would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Rights & Easements – Shared rear yard
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Some property photographs may have been enhanced using AI technology to improve weather and lighting conditions only, without altering the property's layout, dimensions, features or condition. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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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