Oakridge Road, Ushaw Moor, DH7 7LW
3 Bed - House - Semi-Detached
O.I.R.O £90,000

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Ideal Investment ** Currently Tenanted Approx. £610pcm With Growth Potential **

Situated in the popular village of Ushaw Moor, this well-presented three-bedroom home offers spacious and versatile accommodation, ideal for first-time buyers, growing families, and investors alike.

The property is accessed via a welcoming entrance hallway which leads into a generous open-plan lounge and dining area. Filled with natural light, this impressive living space provides plenty of room for both relaxing and entertaining, with patio doors opening directly onto the private rear garden.

The well-equipped kitchen offers an excellent range of work surfaces and storage units, complemented by an integrated electric oven and hob. An attached outhouse provides valuable additional storage and convenient access to the rear garden.

To the first floor are two spacious double bedrooms, a well-proportioned third bedroom, and a family bathroom fitted with a corner bath, separate shower, wash hand basin, and WC.

Externally, the property enjoys a pleasant enclosed rear garden featuring both patio and lawned areas, creating an ideal space for outdoor dining, entertaining, or simply unwinding. The garden also benefits from a private aspect, as it is not directly overlooked.

Ushaw Moor is a highly regarded village located just three miles from Durham City Centre and offers excellent access to the A690 for commuting. A range of local amenities can be found nearby, including shops, a post office, pubs, and leisure facilities, while the surrounding countryside provides an abundance of scenic walking routes and outdoor pursuits.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are 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

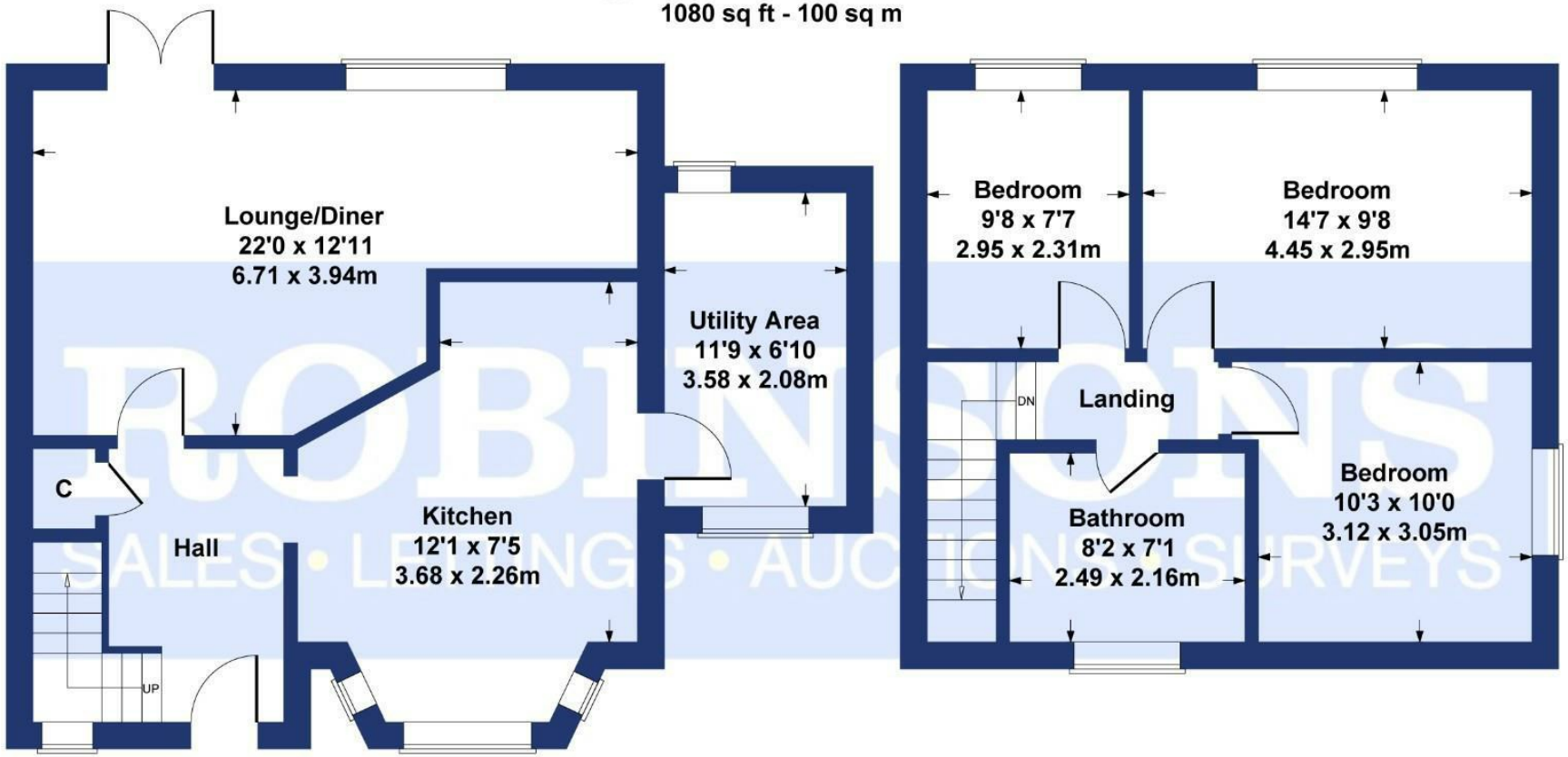
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – Yes
Rights & Easements – None known
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. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

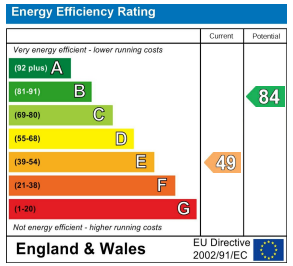
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Oakridge Road

Approximate Gross Internal Area
1080 sq ft - 100 sq m



GROUND FLOOR **FIRST FLOOR**



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.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

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