

COPELAND RESIDENTIAL

SALES & LETTINGS



Lindsay Road, Ushaw Moor, DH7

Asking Price

£229,950

Priced To Sell

Re-Modelled 4 Bedroom Detached

Electric Car Charger

Excellent Sized Kitchen Diner

Parking For Around 3-4 Cars

Family Sized Rear Garden



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CHAIN FREE. 4 BEDROOM DETACHED. EXCELLENT SIZED KITCHEN / DINING ROOM. ELECTRIC CAR CHARGE POINT.

Nestled in the heart of the sought-after village of Ushaw Moor, this beautifully presented detached house on Lindsay Road is an ideal family home offering both space and convenience. Boasts four bedrooms, two contemporary bathrooms, and two spacious reception rooms – perfectly suited for modern family living.

The home welcomes you with a smart and practical layout, where a westerly frontal aspect floods the front of the property with natural light, highlighting the thoughtful design throughout. Situated to the front a spacious living room provides ample space for modern furnishings with a modern touch. Benefitting from a partial garage conversion which creates a superb sized kitchen / dining room providing a vast array of wall and base units, breakfast bar with additional storage. A range of appliances are integrated with an electric oven, gas hob, washing machine and dishwasher all provided for. French doors allow access to the rear garden and a utility room is also accessed from the kitchen area.

Upstairs, the four bedrooms are well-proportioned, with the master benefiting from a modern en-suite. The main family bathroom is finished to a high standard and complements the rest of the home elegantly.

Externally, the property enjoys a private setting to the rear with ample outdoor space, including a good-sized garden ideal for summer afternoons and outdoor dining. Parking is via a paved triple drive way leading to the partial garage. An electric car charge point is fitted on the driveway providing ease of convenience charging your vehicle.

A good sized private garden is to the rear offering a degree of privacy. Benefitting from a good sized lawn and paved patio.

Location is key, and Lindsay Road does not disappoint. Just under a 10-minute drive will take you into the historic city of Durham, where a broad range of shops, cafes, and cultural attractions await. A range of village stores are a short distance away and schools for all ages are available within this expanding village.

With its blend of practical living space, excellent location and well-connected amenities, this four-bedroom home on Lindsay Road represents a fantastic opportunity for those seeking a detached property in a thriving community. Early viewing is highly recommended to fully appreciate all that this home has to offer.

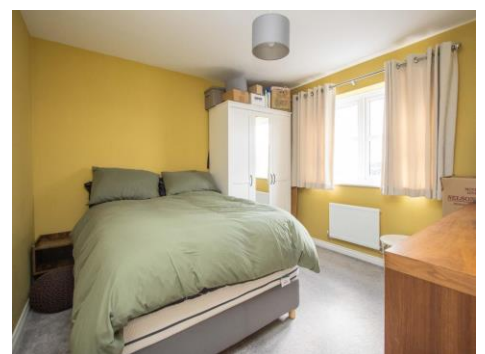
Property comprises

Hallway. Accessed via a double glazed composite door, radiator, laminate flooring and stairs to the 1st floor.

Living Room. 15'2 x 10'4 (4.61m x 3.15m) Double glazed window to front, laminate flooring, radiator and tv point.

Ground Floor WC. Wc, hand basin, extractor fan and radiator.

Kitchen / Dining Room. 25'2 x 10'7 (7.67m x 3.22m) Double glazed French doors and window to rear, wide range of wall and base units, integrated



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gas hob, electric oven, extractor hood, dishwasher, breakfast bar with additional storage units, combination boiler, stainless steel sink and drainer, mixer tap, tiled splash backs, spot lights to ceiling.

Utility Room. 4' x 3' (1.22m x 0.90m) Integrated washing machine, base units and extractor fan.

1st Floor Landing. Radiator, laminate flooring and loft access.

Bedroom 1. 11'10 x 10'2 (Double glazed window to rear and radiator.

En-Suite. 7'2 x 3'8 (2.18m x 1.1.3m. Shower enclosure, hand basin, WC, radiator and extractor fan.

Bedroom 2. 11'6 x 10'2 (3.52m x 3.11m) Double glazed window to front and radiator.

Bedroom 3. 10'8 x 6'8 (3.25m x 2.03m) Double glazed window to rear and radiator.

Bedroom 4. 7'4 x 6'8 (2.23m x 2.02m) Double glazed window to front and radiator.

Bathroom. 6'5 x 5'11 (1.96m x 1.80m). Bath with shower over, WC, hand basin, part decorative cladded walls, radiator and extractor fan.

Externally there's a paved drive to the front and side for around 3 cars, electric car charger, path to the side leading to the rear garden which offers a good sized lawn, paved patio, water tap, electric socket.

Garage. Which is now used for storage and benefits of an electric door.



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