

# STUART EDWARDS



## Arthur Street

Ushaw Moor, Durham DH7 7PF

- END TERRACED HOUSE
- LOUNGE & DINING ROOM
- BATHROOM & CLOAKROOM/WC
- GAS CH VIA COMBI BOILER
- AVAILABLE MARCH 2026
- 2 BEDROOMS & LOFT CONVERSION
- KITCHEN
- ENCLOSED REAR YARD
- ON STREET PARKING

£650 PCM

**Council Tax Band: A**

**EPC Rating: D**

**FULL DESCRIPTION**

End terraced home, available from March 2026.

This spacious family home comprises: lounge, dining room, fitted kitchen, rear entrance lobby and bathroom. To the first floor: landing, 2 bedrooms, en-suite cloakroom WC and loft conversion accessed via a conventional staircase. Externally there's a rear yard.

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.

**LOUNGE**

Double radiator, white feature fire surround and folding doors leading to the dining room.

**DINING ROOM**

16'1" x 12'10"

**KITCHEN**

9'2" x 7'5"

Range of wall and floor units with laminate worktops and stainless steel single drainer sink unit. Extractor hood, ceramic tiled flooring and plumbed for automatic washing machine.

**REAR ENTRANCE LOBBY**

Ceramic tiled flooring, double radiator and UPVC rear entrance door.

**BATHROOM**

White suite comprising: low level wc, wash hand basin, bath with mains fed shower over and glass screen.

**LANDING**

Radiator

**BEDROOM 1**

14'9" x 10'2"

Radiator and a range of fitted wardrobes.

**BEDROOM 2**

12'8" x 8'10"

Radiator

**CLOAKROOM/WC**

Low level wc, wash hand basin and wall mounted combi boiler.

**LOFT CONVERSION**

14'9" x 8'11"

Accessed via a conventional staircase with gable window and radiator.

**REAR YARD**

**EPC.**

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2345-6320-2994-3431>

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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.

