

**STUART
EDWARDS**



Boundary Close

Ushaw Moor, Durham DH7 7FB

- MODERN DETACHED HOUSE
 - UNFURNISHED
 - LOUNGE & CONSERVATORY
- BATHROOM, EN-SUITE & CLOAKROOM WC
- LOW MAINTENANCE GARDEN
- AVAILABLE AUGUST 2026
 - 3 BEDROOMS
 - KITCHEN & UTILITY
- GARAGE & DOUBLE LENGTH DRIVEWAY

£950 Per Month Per Month





FULL DESCRIPTION

Modern detached house available 1st August 2026 on an unfurnished basis.

The internal living accommodation comprises, entrance porch with composite entrance door, lounge, fitted kitchen with some appliances, utility room, cloakroom wc and UPVC double glazed conservatory. Stairs from the hallway lead to the first floor landing, master bedroom with en-suite shower room, a further 2 bedrooms and family bathroom.

Externally a double length driveway leads to the garage to provide off road parking and there's a low maintenance garden to the rear.

Having gas central heating, solar panels and UPVC double glazing.

Ushaw Moor is located approximately 4 miles from Durham City Centre, benefiting from local amenities such as newsagents, post office and other small shops.

Exceptional rental accommodation, rare to the market. Sure to extremely prove popular, therefore early reservation is strongly recommended to avoid disappointment.

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ENTRANCE PORCH

With composite entrance door and ceramic tiled flooring.

LOUNGE

15'10" x 11'0"

Two double radiators and laminate flooring.

KITCHEN

12'9" x 11'3"

Range of wall and floor units with laminate worktops and inset stainless steel and drainer unit with mixer tap. Under counter fridge, integrated oven, hob and extractor hood. Tiled splashbacks, tiled flooring and French doors leading to the conservatory.

UTILITY ROOM

8'5" x 7'5"

Range of wall and floor units with laminate worktops. Washing machine, tiled splashbacks and tiled flooring.

CONSERVATORY

12'1" x 11'2"

UPVC double glazed with ceramic tiled flooring and French doors to the garden.

CLOAKROOM/WC

Low level wc, wash hand basin with tiled splashbacks, double radiator and laminate flooring.

FIRST FLOOR LANDING

Double radiator, storage cupboard and laminate flooring.

BEDROOM 1

13'3" x 10'9"

Double radiator and laminate flooring.

EN-SUITE

Low level wc, wash hand basin with tiled splashback, shower cubicle with electric shower, half tiled walls, extractor fan, double radiator and laminate flooring.

BEDROOM 2

13'5" x 9'0"

Double radiator.

BEDROOM 3

7'6" x 11'4"

Double radiator.

BATHROOM

Low level wc, wash hand basin, panel bath, half tiled walls, laminate flooring, heated towel rails and extractor fan.

GARAGE & DRIVEWAY

Double length driveway leading to the garage with up and over door.

GARDEN

Low maintenance split level gravelled garden with patio and fenced boundaries.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9266-0900-9200-0900-1210>



RENTERS' RIGHTS ACT 2025

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.

We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).



IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should

there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: C
EPC Rating:

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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