



Whitehouse Court

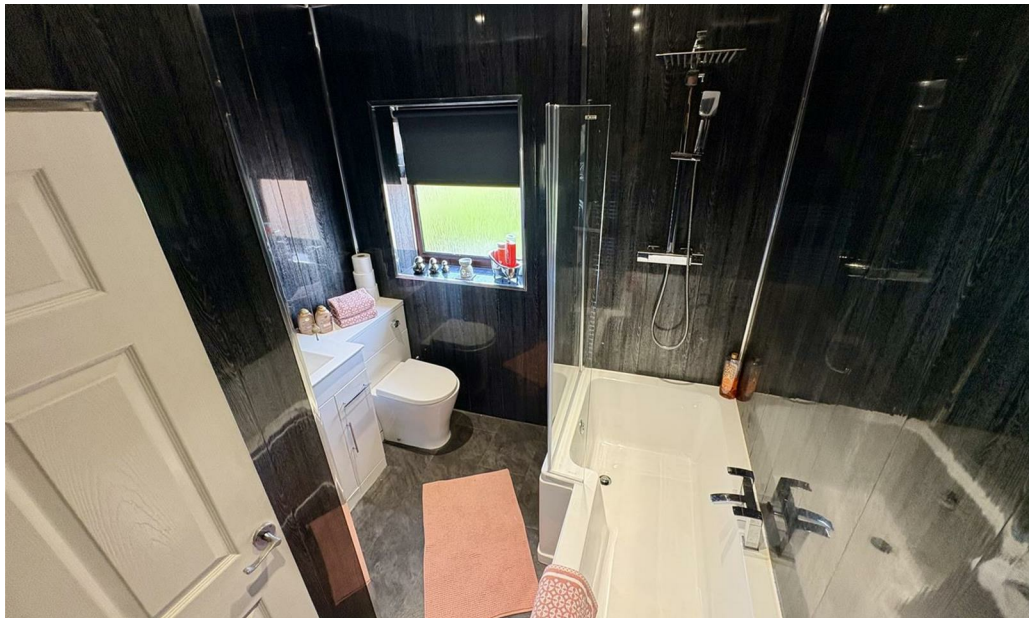
Ushaw Moor DH7 7NH

Offers In The Region Of £179,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Whitehouse Court

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- No onward chain
- EPC RATING - C
- Spacious double aspect reception room with fireplace

- Extended and much improved
- Large kitchen with space to dine
- Ground floor WC

- Four bedrooms - three doubles and one single
- Modern refitted bathroom
- Garage and driveway parking

Available for sale with no chain involved, viewing of this extended and much improved semi detached house with four bedrooms is highly recommended. A perfect family home, it offers spacious accommodation throughout and is located in a prominent position within the village of Ushaw Moor.

The well presented accommodation comprises of a welcoming entrance porch and hallway, spacious double aspect living room with fireplace and french doors opening to the rear garden, a large kitchen/diner, useful ground floor WC and side entrance with access to the garage. To the first floor there are three generous double bedrooms, a further well proportioned single bedroom and modern refitted bathroom/WC. Externally there are enclosed gardens to both the front and rear, a driveway for off street parking and attached integral garage with ample space for a car.

Whitehouse Court is situated close to local amenities including both primary and secondary schools. Only around 4 miles from Durham City centre there is easy access to regular public transport services and road links for commuting across the region.

GROUND FLOOR

Entrance Porch

Entered via double glazed door. With UPVC double glazed windows to the front and side and an internal door to the hallway.

Hallway

With staircase leading to the first floor, radiator and under stairs cupboard.

Living Room

20'4" x 12'11" (6.22 x 3.96)

Very spacious reception room with a UPVC double glazed window to front, fireplace housing an electric fire, television point, two radiators and UPVC double glazed french doors opening to the rear garden.

Open Plan Kitchen/Diner

18'9" x 11'5" (5.73 x 3.50)

Perfect for family living and entertaining, this large open plan kitchen and dining room has been refitted with a comprehensive range wall and base units with coordinating work surfaces incorporating a stainless steel sink and drainer unit, space for a range oven with extractor over, plumbing for a washing machine and fridge/freezer space. Further features include two UPVC double glazed windows to the rear, a radiator, laminate flooring and UPVC double glazed door to the rear garden.

WC

Comprising of a WC, hand wash basin, laminate flooring and UPVC double glazed opaque window to the side.

Side Entrance

Having a door to the garage.

FIRST FLOOR

Landing

With a radiator and access to loft space which houses the combi gas central heating boiler which was installed in 2026 and holds a 10 year guarantee.

Master Bedroom

16'6" x 12'7" (5.03 x 3.84)

Generous double bedroom with a UPVC double glazed window to the side and radiator.

Bedroom Two

12'0" x 11'5" (3.66 x 3.49)

Double bedroom with a UPVC double glazed window to the front, a radiator and storage cupboard.

Bedroom Three

11'9" x 8'2" (3.59 x 2.49)

Double bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom Four

8'3" x 6'4" (2.53 x 1.94)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

Bathroom/WC

8'2" x 7'4" (2.51 x 2.24)

Modern refitted white suite comprising of a panelled bath with mains fed shower over, hand wash basin set to a vanity unit and low level WC. Having a UPVC double glazed window to the rear and heated towel rail.

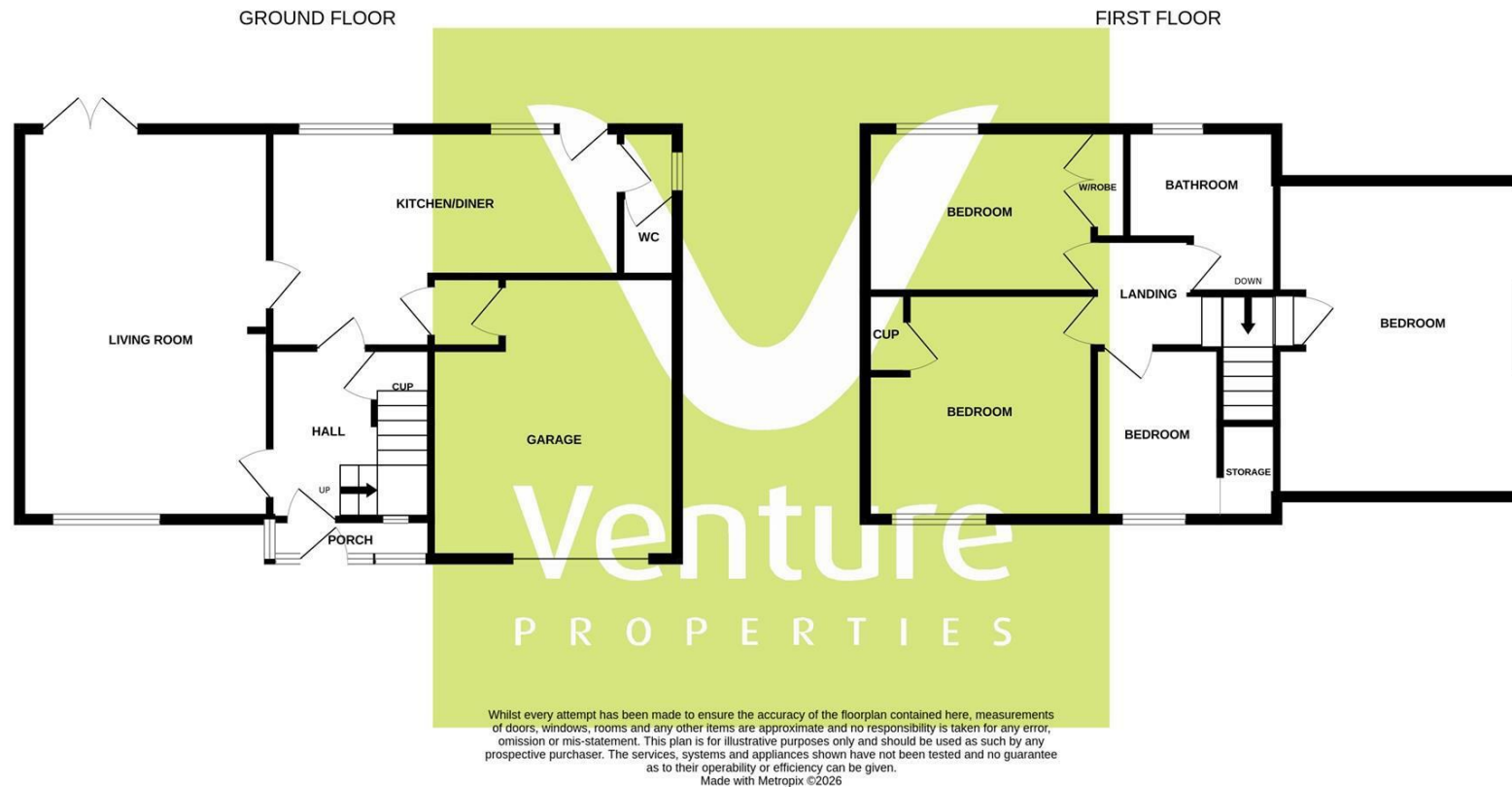
EXTERNAL

To the front there a wall boundaries and double gates with off street parking, whilst to the rear is an enclosed low maintenance garden with artificial lawn, patio area and gated access.

Garage

13'1" x 12'11" (4.00 x 3.96)

Attached integral garage with up and over door, power and lighting. There is also the potential to convert this space into an additional room subject to any necessary permissions.



Property Information

Tenure: Freehold
 Gas and Electricity: Mains
 Sewerage and water: Mains
 Broadband: Check via OFCOM website.
 Mobile Signal/coverage: We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)
 Energy Performance Certificate Grade C
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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