



Fir Park, Ushaw Moor, DH7 7LZ
3 Bed - House - Semi-Detached
O.I.R.O £110,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

Fir Park Ushaw Moor, DH7 7LZ

Ideal First Buy, Family Home or Investment ** Spacious & Remodelled Layout ** Well Presented & Modern Fittings Throughout ** Enclosed Rear Garden With Sunny Aspect ** Double Glazing & GCH ** Outskirts of Durham ** Close to Deerness Valley Walking/Cycle Routes ** Good Road Links ** Must Be Viewed **

The floor plan comprises; entrance hallway, open plan kitchen breakfast room with utility area and WC. The lounge is comfortable and cosy with double doors to the dining room, which has French doors out to the garden. The first floor has three bedrooms and bathroom/WC which includes over bath shower. Outside, there is a pleasant front outlook, good sized rear enclosed garden with lawn and patio areas, sunny aspect and potential to create off street parking.

Fir Park is pleasantly situated on the outskirts of Ushaw Moor, enjoying an attractive open aspect to the front and close proximity to the picturesque Deerness Valley, providing a semi-rural feel while still benefiting from everyday convenience. The setting offers a peaceful residential environment, ideal for those who appreciate nearby countryside walks and scenic surroundings without being too far removed from essential amenities.

The village of Ushaw Moor itself provides a selection of local shops, convenience stores, cafés and public houses, along with primary schooling and community facilities, catering well for day-to-day needs. For a more comprehensive range of shopping, leisure and recreational facilities, Durham City Centre lies just a short drive away, offering high street retailers, restaurants, bars, historic attractions and riverside walks.

Fir Park is also ideally positioned for commuters, with easy access to the A167, providing excellent road links both north and south. This allows straightforward travel to Durham, Newcastle, Gateshead and further afield, making the location particularly appealing for those needing to commute while still enjoying the benefits of village living.











GROUND FLOOR

Hallway

Lounge

12'02 x 10'11 (3.71m x 3.33m)

Dining Room

10'11 x 6'10 (3.33m x 2.08m)

Kitchen Breakfast Room

12'05 x 11'02 (3.78m x 3.40m)

Utility Area

7'01 x 5'06 (2.16m x 1.68m)

WC

FIRST FLOOR

Bedroom

12'06 x 8'11 (3.81m x 2.72m)

Bedroom

10'09 x 11'10 (3.28m x 3.61m)

Bedroom

9'04 x 7'02 (2.84m x 2.18m)

Bathroom/WC

5'10 x 5'05 (1.78m x 1.65m)

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Property Construction – Standard

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 – Partition wall put up in lounge to create dining room. Utility area made open plan.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Fir Park

Approximate Gross Internal Area
930 sq ft - 86 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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