



South View, Ushaw Moor, DH7 7PS  
3 Bed - House - End Terrace  
£117,000

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## South View Ushaw Moor, DH7 7PS

\* ABSOLUTELY STUNNING END LINK HOME \* WONDERFUL PANORMAIC SCENIC VIEWS \* EXCELLENT CONIDITION THROUGHOUT \* ENCLOSED REAR GARDEN \* PARKING AND VISITOR BAY \* DOWNSTAIRS WC \* CLOSE TO DURHAM CITY CENTRE \*

Available to purchase is this rarely available, stunning family home which offers wonderful scenic views across open countryside. Beautifully presented by the current owner, the property is spacious, light and airy.

The floorplan comprises: entrance hallway, downstairs WC, comfortable lounge with window and French doors overlooking rear garden, attractive fitted kitchen. On the first floor there are two double bedrooms and a single bedroom. The first floor is finished off with a white suite bathroom. Externally there is a paved forecourt garden to the front, and an enclosed, low maintenance rear garden, allocated car parking, and visitor parking.

Occupying an elevated position within the centre of Ushaw Moor - tremendous scenic views stretch for miles. Situated approximately 4 miles from Durham City Centre, where there are comprehensive shopping, recreational facilities and amenities available. It is within a few minutes drive of the A(167) Highway which provides good road links to both North and South. Local amenities and schooling is available within Ushaw Moor.

Rarely available house style - early viewing comes advised.

















## **GROUND FLOOR**

**Entrance Hallway**

**Downstairs WC**

**Lounge**

13'5" x 10'9" (4.11m x 3.30m)

**Kitchen**

16'0" x 6'7" (4.88m x 2.03m)

## **FIRST FLOOR**

**Landing**

**Bedroom One**

13'5" x 8'2" (4.11m x 2.49m)

**Bedroom Two**

12'5" x 7'1" (3.81m x 2.18m)

**Bedroom Three**

8'11" x 6'0" (2.74m x 1.83m)

**Family Bathroom**

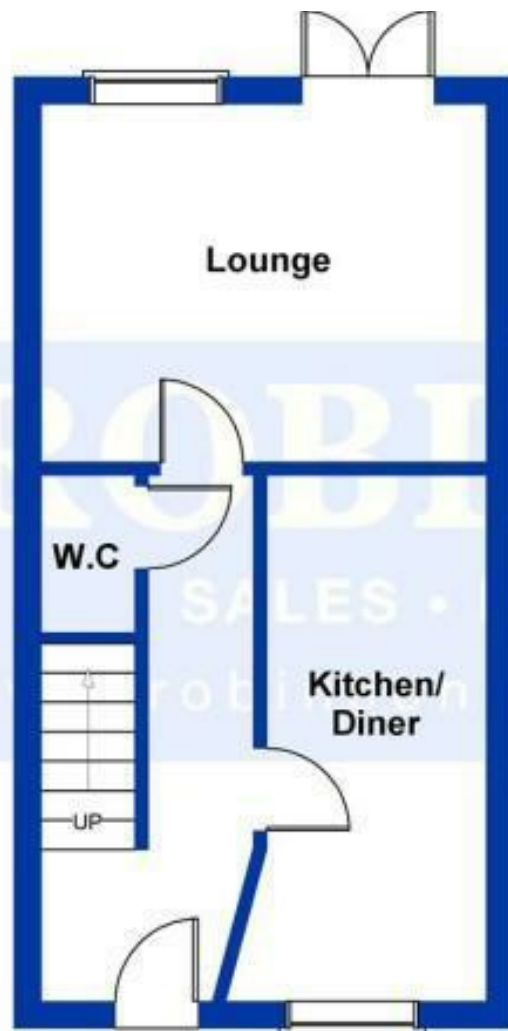
## **EXTERNALLY**

Paved forecourt garden to the front, low maintenance rear garden enclosed by a brick wall, being mainly pebbled for easy maintenance. ALLOCATED CAR PARKING SPACE and visitor parking.

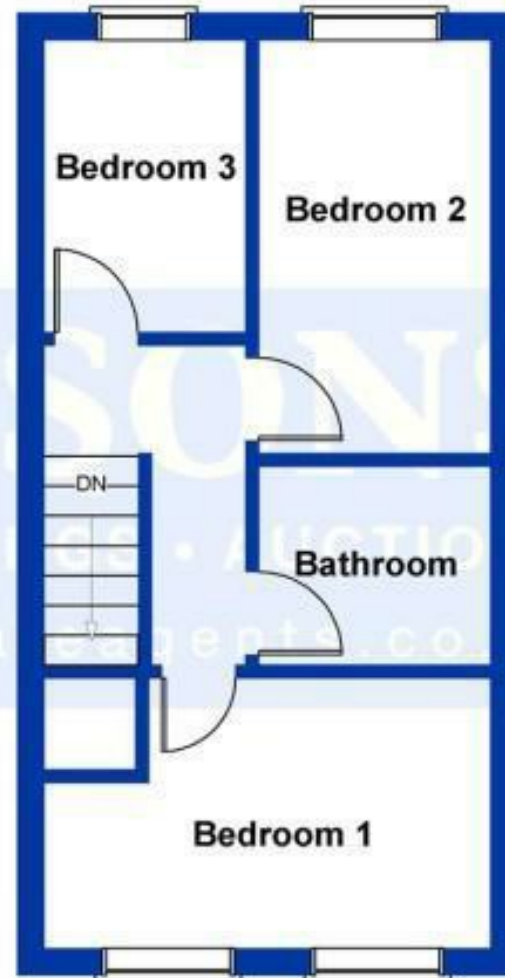
**Tenure - Freehold**

**Council Tax Band B - Approx. £1663 PA**





**GROUND FLOOR**



**FIRST FLOOR**

**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.**

**Produced by Potterplans Ltd. 2017**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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