



Welby Drive, Ushaw Moor, DH7 7GA
3 Bed - House - Detached
£139,950

ROBINSONS
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Welby Drive Ushaw Moor, DH7 7GA

* MODERN THREE STOREY HOME * THREE BEDROOM DETACHED * RE-MODELLED FLOORPLAN * RE-FITTED EN-SUITE * OUTSKIRTS OF DURHAM CITY * GARDENS, DRIVEWAY FOR 2 CARS & GARAGE *

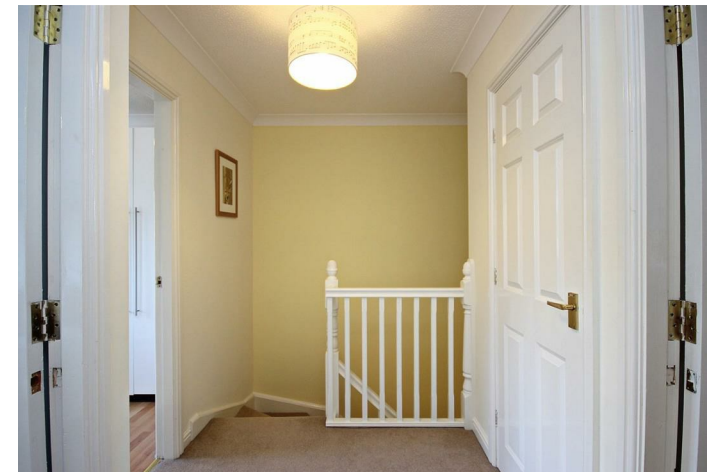
Offered for sale at a competitive asking price and located on a popular and sought after estate within Ushaw Moor only 4 miles from Durham City, Robinsons are delighted to offer for sale this superb three bedroomed detached townhouse.

Having spacious and well presented accommodation spread over three floors, this home should suit a wide range of buyers, and must be seen to be appreciated. The floor plan comprises of a entrance hall which has WC and access in to the garage on the ground floor.

The first floor comprises of the generous, re-modelled lounge with a feature Juliet balcony as well as an impressive open plan kitchen/dining room which is fitted with a modern range of units and has access via French doors to the rear garden.

To the second floor are the three bedrooms, the master with a re-fitted en-suite shower room as well as the family bathroom/wc. Externally there is a driveway for two cars and garage to the front and a well maintained garden to the rear with patio areas. EPC Rating C

Ushaw Moor enjoys a wide range of local amenities including shops, primary and secondary schools and recreational facilities. A wider range of amenities are available within Durham City which is located within 10 minutes drive.











GROUND FLOOR

Hallway

Downstairs WC

Garage

FIRST FLOOR

Lounge

15'11 x 15'7 x 10 (4.85m x 4.75m x 3.05m)

Dining Kitchen

15'11 x 12 x 7'10 (4.85m x 3.66m x 2.39m)

FIRST FLOOR

Bedroom

10'10 x 10'8 (3.30m x 3.25m)

En-Suite

Bedroom

9'1 x 8'10 (2.77m x 2.69m)

Bedroom

8'1 x 7 (2.46m x 2.13m)

Bathroom

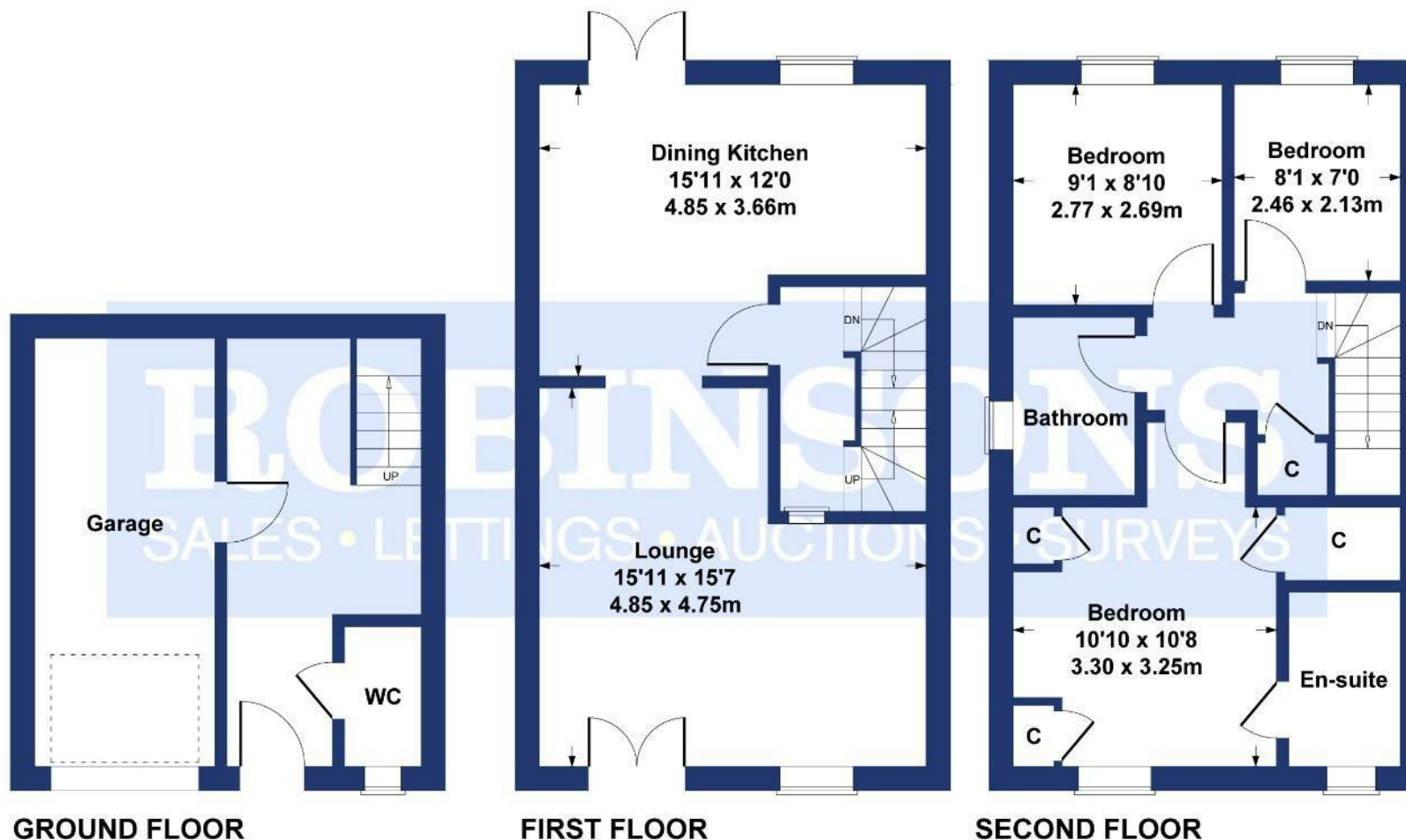
EXTERNALLY

Gardens, Driveway and Garage



Welby Drive

Approximate Gross Internal Area
894 sq ft - 83 sq m



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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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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