Whitehouse Court, Ushaw Moor, DH7 7NH
3 Bed - House - Semi-Detached
O.I.R.O £122,000

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Whitehouse Court
Ushaw Moor, DH7 7NH

** PRIVATE REAR GARDEN ** OPEN FARMLAND VIEWS ** NEW BATHROOM ** IDEAL FIRST HOME OR FAMILY PURCHASE ** AMPLE FRONT COMMUNAL PARKING ** OUTSKIRTS OF DURHAM ** LOCAL AMENITIES & GOOD ROAD LINKS **

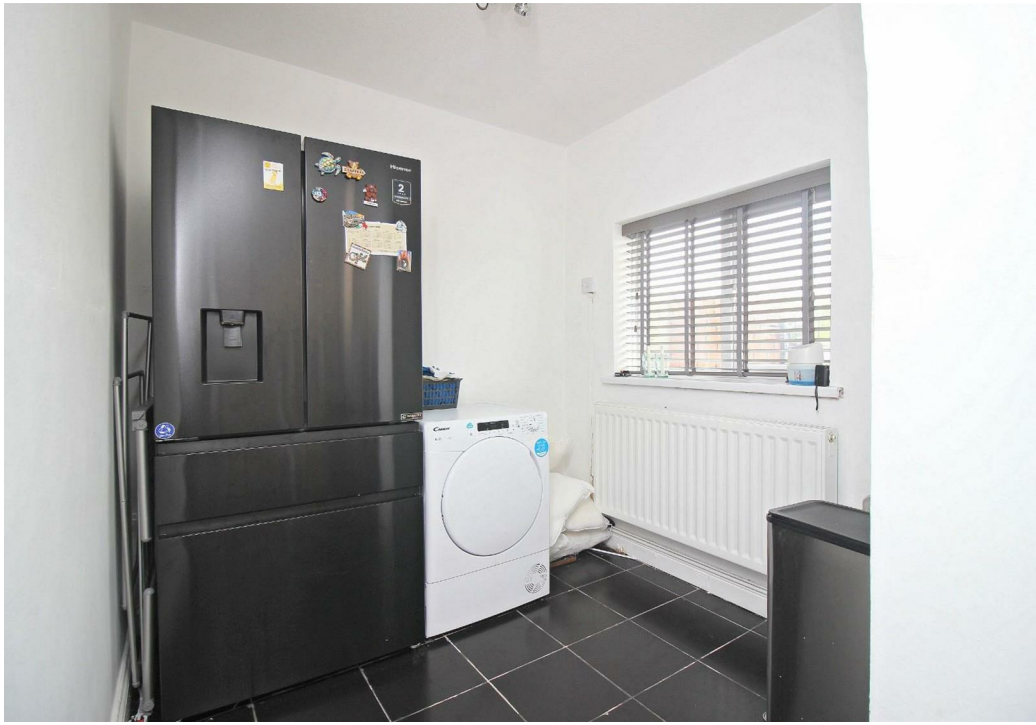
Offered to the market is this well-presented three-bedroom semi-detached home enjoying a pleasant position within the popular village of Ushaw Moor, approximately four miles from Durham City Centre. Boasting attractive open views across farmland to the front and a generous private rear garden, the property is ideally suited to first-time buyers, couples, growing families, or investors alike.

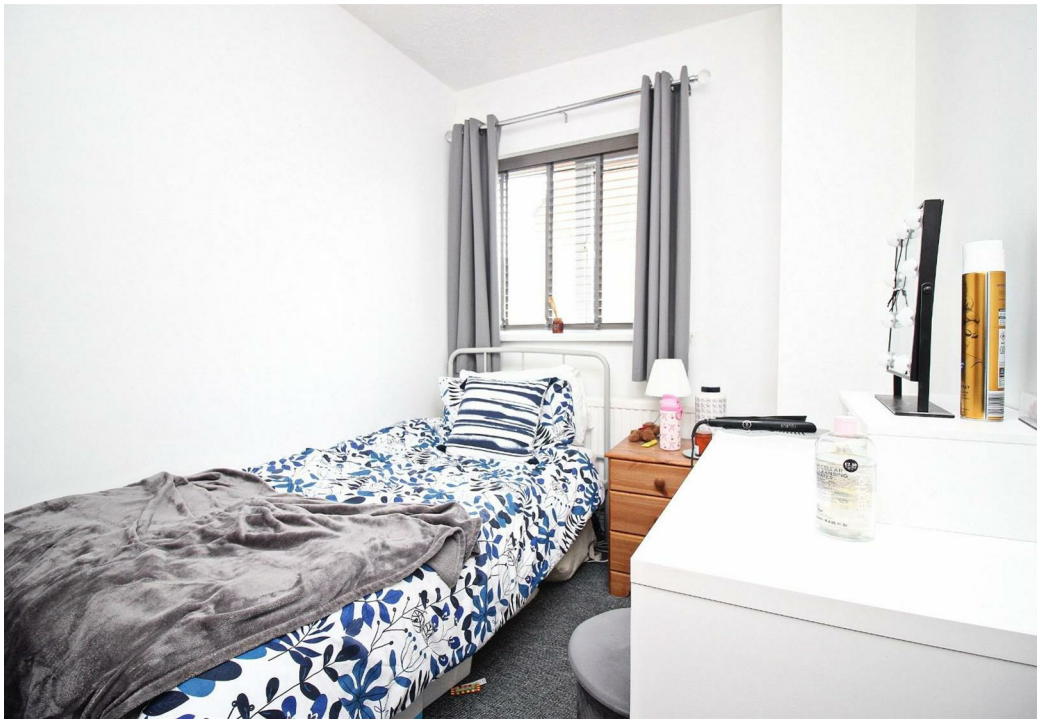
The spacious and versatile accommodation briefly comprises an entrance hallway, a light and airy open-plan lounge/dining room, fitted kitchen, utility room, and rear porch. To the first floor are three well-proportioned bedrooms and a recently refitted family bathroom.

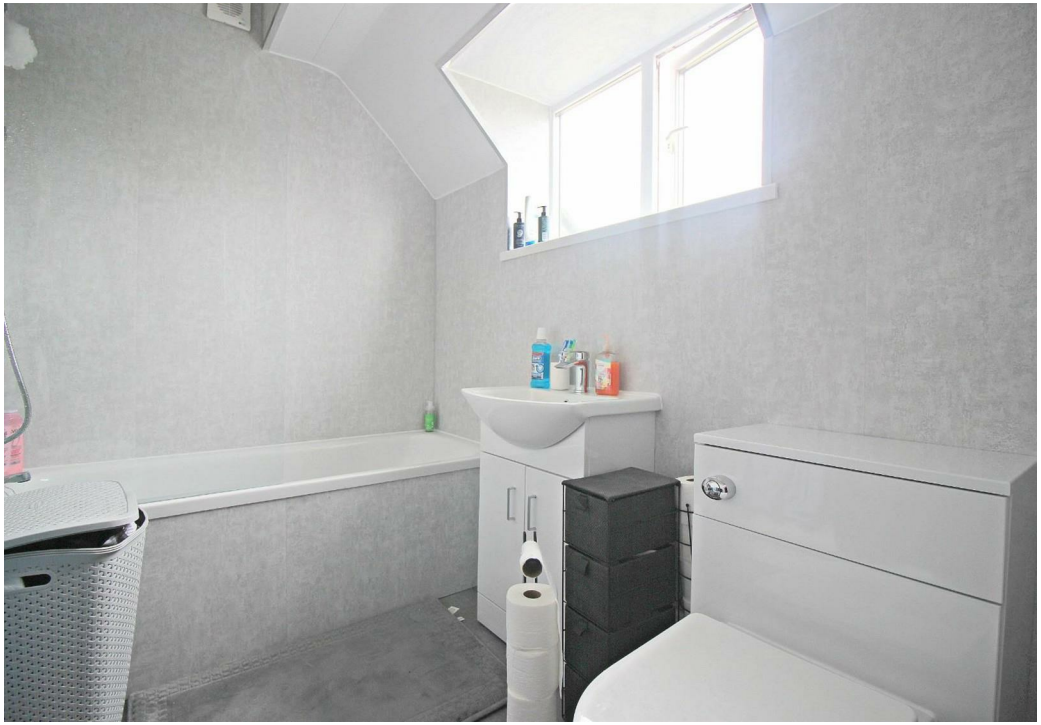
Further benefits include a gas combination boiler, rising damp treatment with a 20-year guarantee effective from November 2023, and the option for a number of furnishings to be included within the sale, subject to agreement.

Situated within a sought-after residential development, the property enjoys excellent access to both local village amenities and the extensive shopping, leisure, and educational facilities available in Durham City. Ushaw Moor also offers convenient access to beautiful countryside walks, cycle routes, and regular public transport links. For commuters, the A690, A1(M), and A19 are all within easy reach, providing excellent connections throughout the region.

Early viewing is highly recommended to fully appreciate the location, outlook, and accommodation on offer.







Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA
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

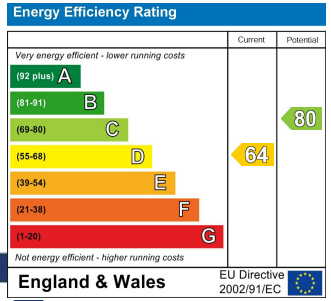
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – NA
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 – None known
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.

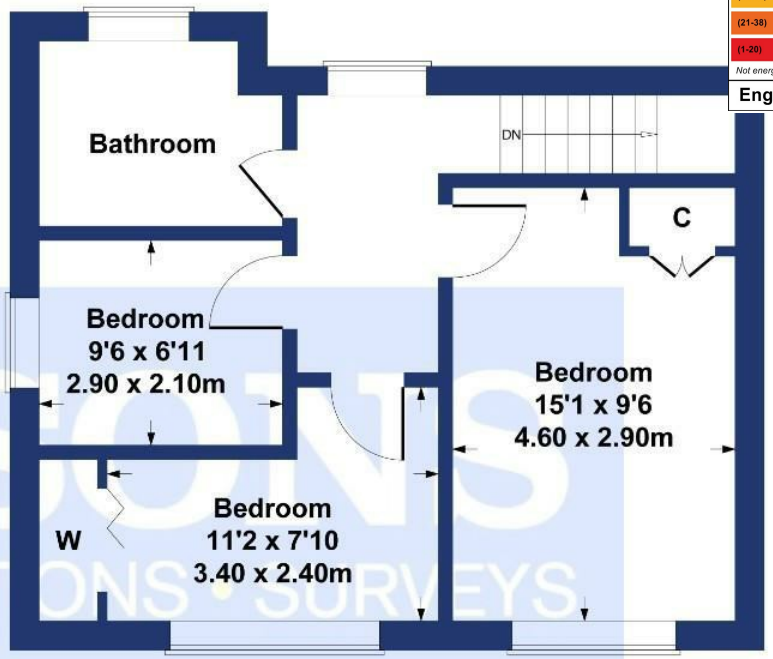
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Whitehouse Court

Approximate Gross Internal Area
1119 sq ft - 104 sq m



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. 2024

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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