



Victoria Court, Ushaw Moor, DH7 7NQ
3 Bed - House - Semi-Detached
O.I.R.O £135,000

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No Upper Chain ** Spacious & Well Presented Semi Detached Home ** Ideal for First Time Buyers or Families ** Large Enclosed Rear Garden ** Parking & Good Size Garage ** Upvc Double Glazing & GCH Via Combination Boiler ** Popular Location ** Outskirts of Durham ** Local Amenities & Road Links ** Early Viewing Advised **

The well-designed and spacious floor plan offers a warm welcome with an inviting hallway leading to a comfortable lounge and dining room. The lounge features patio doors that open to the rear garden, and the chimney breast is adorned with decorative downlighting. The kitchen is equipped with modern units, complementing work surfaces, and stylish downlighting, and can include the white goods. Conveniently located from the kitchen, is a good-sized garage with power and light, accompanied by a practical utility area and WC, providing direct access to the rear garden. Moving to the first floor, you'll find two generous double bedrooms, one with built-in robes, a single bedroom with built-in robes, and a family bathroom/WC fitted with a white suite, complete with an over bath shower.

Externally, the property is pleasantly situated close to the local bus stop, has low maintenance gardens both at the front and rear. The front garden provides ample parking and grants access to the single garage. The rear garden is enclosed, offering a comfortable expanse with a well-maintained lawn and charming patio areas.

Ushaw Moor, boasting an array of amenities, is conveniently located approximately 4 miles from Durham City Centre. The city centre itself offers a comprehensive selection of shopping, recreational facilities, and various amenities. Additionally, Ushaw Moor is favourably positioned for commuters, as it enjoys easy access to the A690 Highway, facilitating smooth travel to other regional centres.

Council Tax Band A - Approx £1544pa

Tenure - Freehold

EPC Rating - C



GROUND FLOOR

Hallway

Lounge Dining Room

20'04 x 13'0 (max) (6.20m x 3.96m (max))



Kitchen

13'0 x 11'06 (3.96m x 3.51m)



Garage

14'01 x 9'10 (4.29m x 3.00m)

Utility Area & WC

9'10 x 5'09 (3.00m x 1.75m)

FIRST FLOOR

Bedroom

11'10 x 11'09 (3.61m x 3.58m)

Bedroom

11'10 x 8'05 (3.61m x 2.57m)

Bedroom

8'05 x 6'06 (2.57m x 1.98m)



Bathroom/WC

8'05 x 7'09 (2.57m x 2.36m)



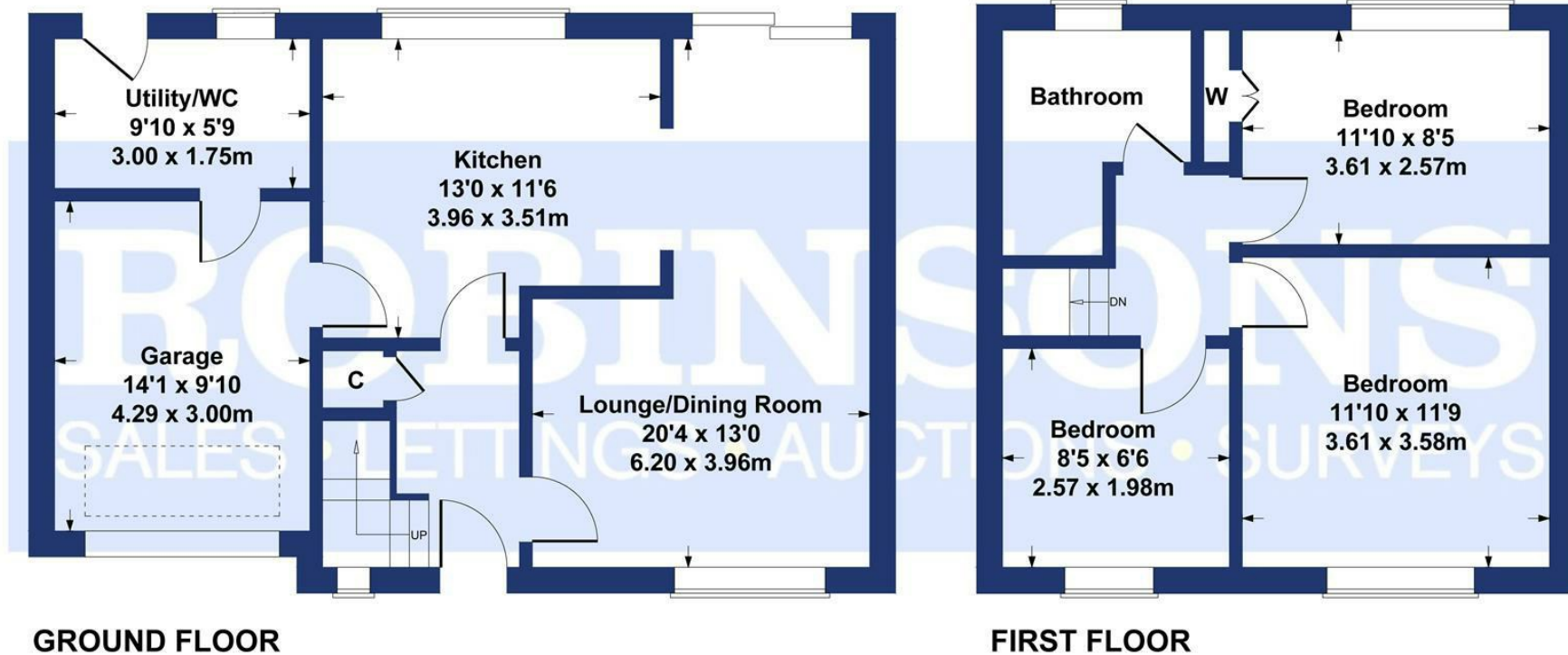




Victoria Court

Approximate Gross Internal Area
1053 sq ft - 98 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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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