



Valley View, Ushaw Moor, DH7 7LS
3 Bed - House - Semi-Detached
£115,000

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Don't Delay - Book Your Viewing Early ** Competitive Price ** Outskirts of Durham ** Good Road Links & Access to Amenities ** Close to Cycle & Walking Routes ** Double Glazing & GCH Via Back Boiler ** Gardens, Parking & Garage ** Some General Updating Required ** Ideal Family or Starter Home **

Upon entry, you're greeted by an entrance hallway leading seamlessly into an open plan lounge and dining room. There is also a kitchen and cloakroom on the ground floor. Ascending to the first floor, you'll discover three bedrooms and a contemporary family bathroom featuring over bath shower. Outside, a front lawn garden complements the property's aesthetic, accompanied by a driveway on the side leading to a single garage. The rear boasts a spacious lawned garden, perfect for outdoor enjoyment.

Valley View stands within a sought-after development, nestled on the periphery of historic Durham City. This vibrant community enjoys a wealth of conveniences, boasting an array of shopping outlets and leisure activities within Durham itself, while the nearby village of Ushaw Moor offers additional local amenities to cater to residents' needs.

Valley View is ideally situated for exploring picturesque countryside and scenic cycle routes. Commuters are also well-served, thanks to the convenient proximity to major transportation arteries. A regular bus service passes through the development, ensuring seamless connectivity to the wider region. Moreover, the A690, A1(M), and A19 Highways are mere minutes away by car, facilitating easy access to neighbouring urban hubs and beyond. Whether you seek the tranquillity of nature or the bustle of city life, Hollywell Court offers the perfect balance of suburban serenity and connectivity to fulfil diverse lifestyles.



GROUND FLOOR

Entrance

Lounge Dining Room

21'9 x 11'10 (6.63m x 3.61m)

Kitchen

10'4 x 9'6 (3.15m x 2.90m)

Store

Garage

17'6 x 8'0 (5.33m x 2.44m)

FIRST FLOOR

Bedroom

12'0 x 11'6 (3.66m x 3.51m)

Bedroom

10'3 x 10'2 (3.12m x 3.10m)

Bedroom

9'4 x 7'0 (2.84m x 2.13m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx.

£1801p.a

Energy Rating: E

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

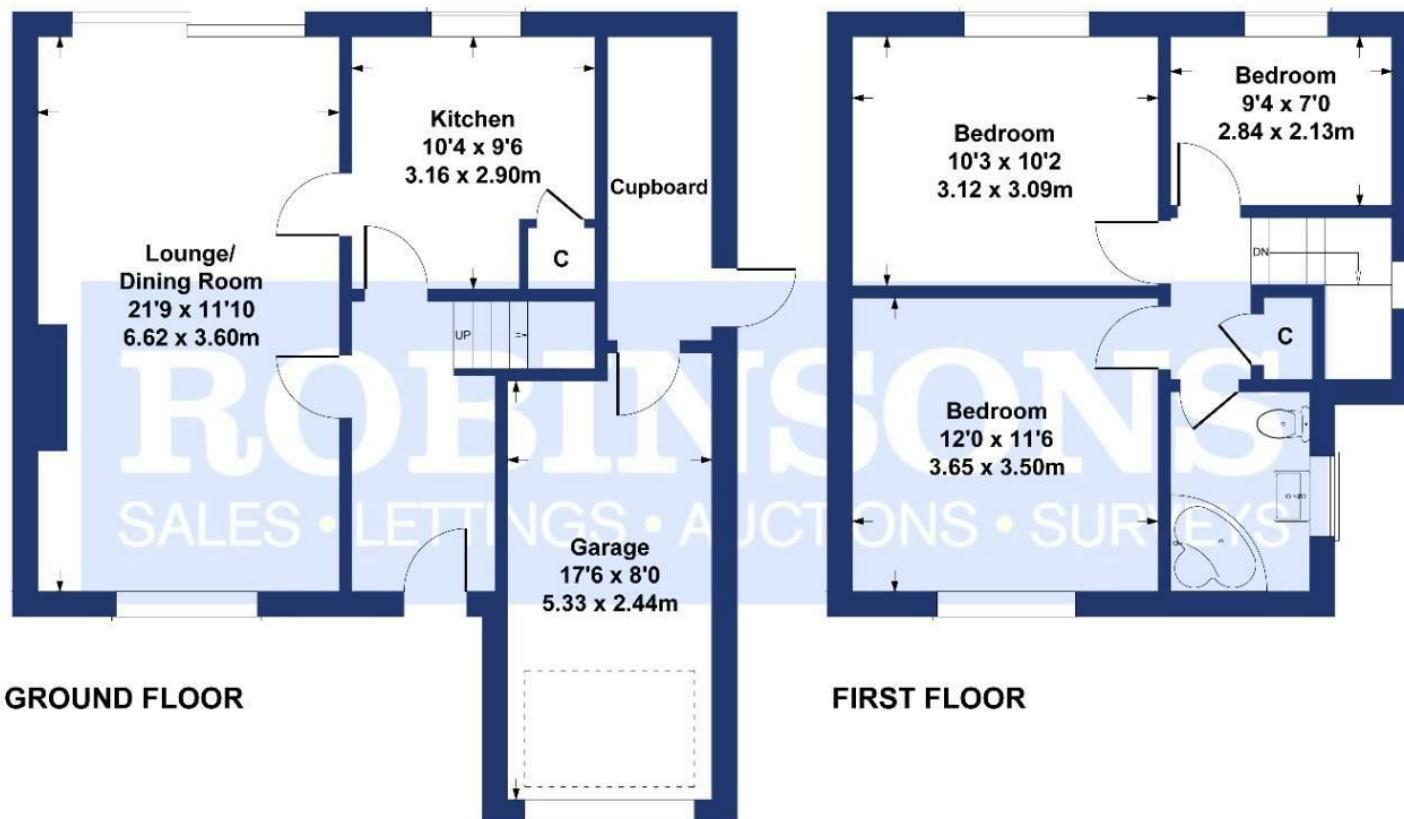




Valley View

Approximate Gross Internal Area

1065 sq ft - 99 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.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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		83	46
		EU Directive 2002/91/EC	