



Joyce Terrace, Ushaw Moor, DH7 7PP  
3 Bed - House - Terraced  
£140,000

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## Joyce Terrace Ushaw Moor, DH7 7PP

Superb Family or First-Time Buyer Home \*\* Picturesque Setting Yet Convenient for Durham City

Enjoying a delightful position with a stunning rear aspect and far-reaching views, this beautifully presented home offers the perfect blend of countryside feel and city convenience. Well maintained and thoughtfully remodelled, the property features a stylish open-plan layout, ample off-street parking and a generous, private rear garden — a must-see home.

The accommodation briefly comprises: a welcoming entrance hallway leading to a comfortable lounge, and a modern open-plan kitchen and dining area. The dining space comfortably accommodates a table and chairs, ideal for everyday living and entertaining, while the kitchen is fitted with a contemporary range of units and enjoys French doors opening directly onto the rear garden, perfectly framing the outlook.

To the first floor are two well-proportioned double bedrooms, a third single bedroom or ideal home office, and a modern re-fitted shower room/WC featuring a double walk-in shower.

Externally, the property benefits from ample off-street parking to the front. To the rear lies a generous garden with a private aspect and stunning views, providing a peaceful outdoor retreat.

Additional features include uPVC double glazing and gas central heating.

Early viewing is strongly recommended to fully appreciate the setting, presentation and lifestyle on offer.

Joyce Terrace is pleasantly located on the outskirts of Ushaw Moor, enjoying attractive views across open countryside and the Deerness Valley. The village offers a selection of local shops and amenities, while a wider range of shopping, leisure and recreational facilities can be found in nearby Durham City Centre. Deerness View is conveniently positioned for access to the A167, providing excellent road links to both the north and south.



















#### Location

Ushaw Moor, located just outside Durham City, offers a semi-rural lifestyle with convenient access to urban amenities. This quiet village is known for its green surroundings and proximity to scenic walking and cycling routes, notably the Lanchester Valley Railway Path, which is part of the extensive National Cycle Network. Properties in Ushaw Moor range from charming period homes to modern developments, appealing to a variety of buyers including families, professionals, and retirees. The area is well-served by local amenities, with shops, schools, and healthcare facilities available in nearby Durham, just a short drive away.

Ushaw Moor benefits from excellent transport links, with easy access to the A690 and A167, connecting residents to the wider region, and Durham's main train station provides regular services to major cities like Newcastle and London. The combination of tranquil countryside living, convenient amenities, and strong transport links makes Ushaw Moor an attractive location for potential homebuyers.

#### GROUND FLOOR

##### Hallway

##### Lounge

14'11 x 12'0 (4.55m x 3.66m)

##### Dining Room

15'09 x 9'01 (4.80m x 2.77m)

##### Kitchen

13'11 x 7'0 (4.24m x 2.13m)

#### FIRST FLOOR

##### Bedroom

12'2 x 8'7 (3.71m x 2.62m)

##### Bedroom

12'1 x 7'7 (3.68m x 2.31m)

##### Bedroom

9'4 x 6'4 (2.84m x 1.93m)

##### Shower Room

##### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

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.

Rights & Easements – We understand that there is a rear access for utilities and emergency services but the land is owned by the seller on separate deed.

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.

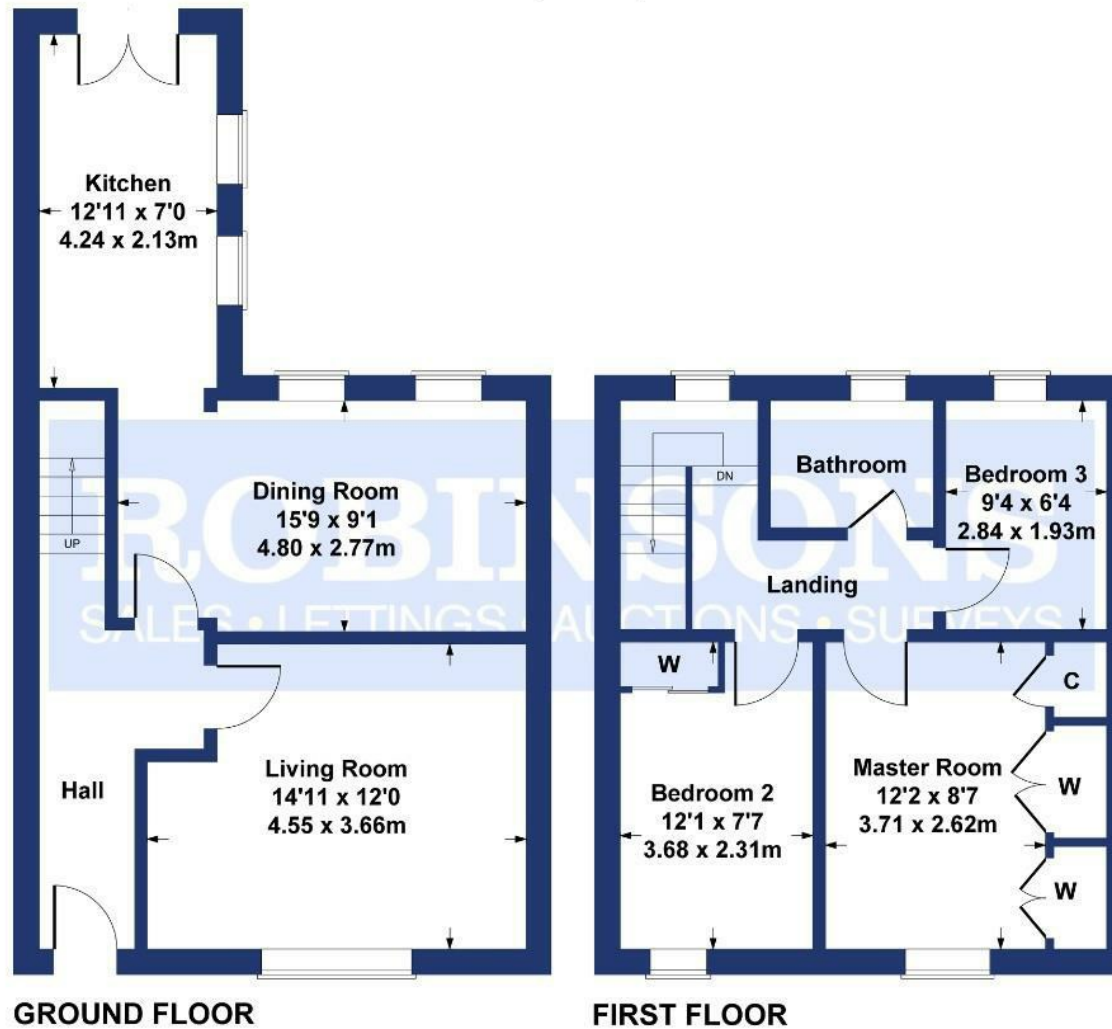
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Joyce Terrace

Approximate Gross Internal Area  
929 sq ft - 86 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</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>72</b>		
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.



