Grant Close, Ushaw Moor, DH7 7RQ
4 Bed - House - Detached
£230,000

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Grant Close
Ushaw Moor, DH7 7RQ

Sunny Rear Aspect With Pleasant Outlook & Offering A Degree of Privacy ** Competitive Price ** Lovely Detached Family Home ** Extended Floor Plan ** Gardens & Ample Driveway Parking ** Modern Fitted Kitchen Breakfast Room ** Two Bathrooms ** Popular Modern Development ** Village on Outskirts of Durham ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan comprises: entrance hallway, modern kitchen breakfast room with a selection of integral appliances. The family lounge and dining area is located to the rear of the property and leads out to the rear garden and decked patio area. There is also a cloak/WC and a useful utility room which has been cleverly created from part conversion of the garage. Upstairs, there are four bedrooms, principle en-suite shower room/WC and family bathroom/WC. Outside, the property occupies a pleasant position with ample front driveway parking, whilst the rear enjoys a sunny aspect with pleasant outlook and offers a degree of privacy.

Grant Close stands within a popular location, 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 Ushaw Moor village offers additional local amenities to cater to residents' needs.

Grant Close 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.

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Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a
Tenure: Freehold
Estate Management Charge – TBC
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
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 – Part garage conversion
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.

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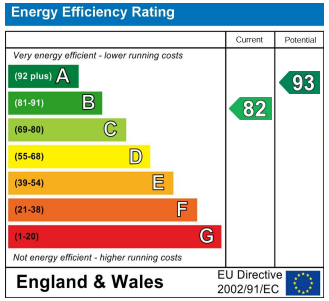
Approximate Gross Internal Area
1190 sq ft - 111 sq m

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. 2026



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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