



Chadwick Close, Ushaw Moor, DH7 7RH
4 Bed - House - Detached
O.I.R.O £255,000

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Chadwick Close Ushaw Moor, DH7 7RH

Stunning Upgraded Family Home ** Pleasantly Situated With Sunny Rear Aspect ** Ample Parking & Garage ** Village Location Outskirts of Durham ** Double Glazing & GCH ** Spacious Well Planned Floor Plan ** Landscaped Rear Garden ** Early Viewing Advised **

Occupying a pleasant position with sunny rear aspect, the property has a floor plan comprising; inviting entrance hallway, cloakroom/WC, separate dining room, comfortable living room with doors to the rear garden, impressive re-fitted open plan kitchen breakfast room with a range of integral appliances and doors to the rear garden. To the first floor there are four bedrooms, the master having an en-suite shower room/wc and there is also a family bathroom/wc. Externally there are gardens to the front and rear, a double driveway and single garage.

Ushaw Moor has a range of amenities and is located approximately 4 miles from Durham City Centre where there are a comprehensive range of shopping and recreational facilities and amenities available. It is also well placed for commuting purposes as it lies a short drive from the A690 Highway which provides good road links to other regional centres.

EPC Rating B / Council Tax Band D













Ground Floor

Inviting Hallway

Dining Room

9'5 x 7'8 (2.87m x 2.34m)

Cloak/WC

Living Room

15'3 x 11'3 (4.65m x 3.43m)

Kitchen Breakfast Room

17'10 x 7'8 (5.44m x 2.34m)

Garage

16'4 x 7'8 (4.98m x 2.34m)

First Floor

Bedroom

13'1 x 12'5 (3.99m x 3.78m)

En-Suite

Bedroom

14'4 x 8'9 (4.37m x 2.67m)

Bedroom

11'11 x 8'9 (3.63m x 2.67m)

Bedroom

11'0 x 7'11 (3.35m x 2.41m)

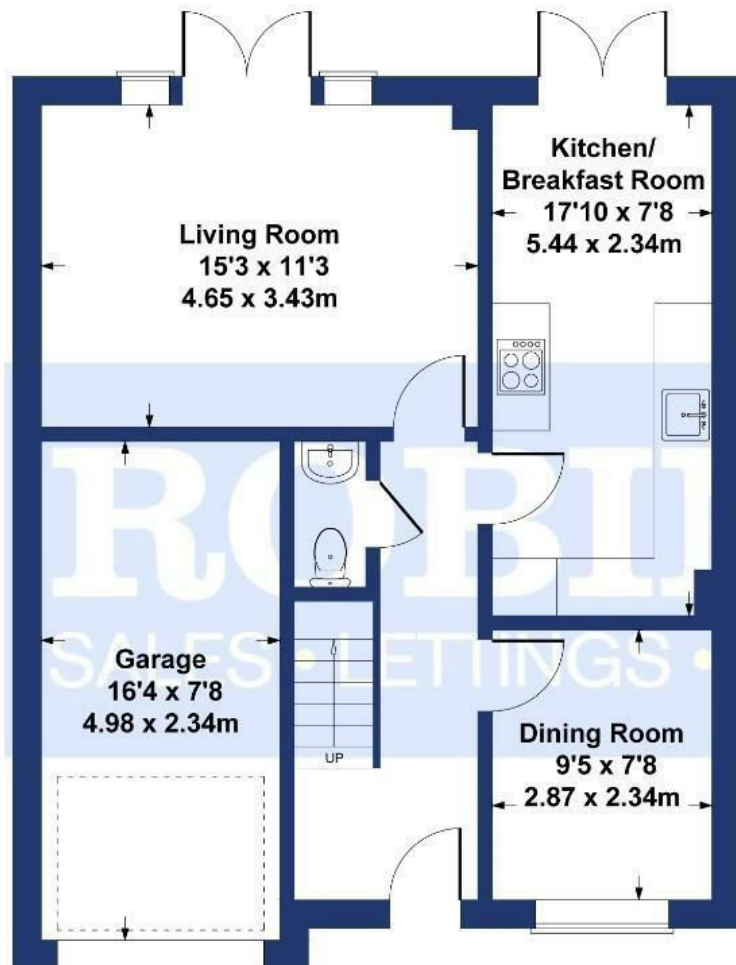
Bathroom/WC

Council Tax Band D - Approx. £2203 PA





Approximate Gross Internal Area
1303 sq ft - 121 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		93
(61-81) B	83	
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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