Cochrane Mews, Ushaw Moor, DH7 7JX
3 Bed - House - End Terrace
O.I.R.O £180,000

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Cochrane Mews
Ushaw Moor, DH7 7JX

Stunning First Buy or Family Town House Home ** Early Viewing Advised ** Southerly Rear Aspect ** Outskirts of Durham **

An exceptionally upgraded and remodelled three-storey home, this property occupies a larger-than-average plot on the outskirts of Durham and offers sleek contemporary living tailored for first-time buyers and growing families alike. Positioned on a highly sought-after development in Cochrane Mews, the residence combines modern high-spec finishes with practical design, enjoying an elevated south-facing rear garden with impressive views across the valley.

The ground floor opens with an inviting entrance hallway complete with a convenient cloakroom/WC. To the front sits a striking, fully integrated kitchen and dining room equipped with an oven, microwave, induction hob, washer/dryer, fridge, and freezer, alongside ample space for a full dining set. At the rear, the comfortable living room is flooded with natural light through two sets of French doors, which open directly onto an elevated decked patio—perfect for entertaining while taking in the surrounding scenery.

On the first floor, you will find two well-proportioned bedrooms alongside a modern family bathroom fitted with a crisp white suite. A dedicated study or dressing area offers flexible functionality for home working while housing the staircase to the top floor. Dedicated entirely to relaxation, the second floor features a sumptuous master suite designed as a tranquil sanctuary, featuring a walk-in, open-plan wet room.

Externally, the property benefits from a generous front driveway providing ample off-street parking, while the sunny rear garden maximizes its south-facing position and valley backdrop. Local amenities, schools, and transport connections are easily accessible, with the comprehensive shopping and leisure facilities of Durham City Centre located just four miles away. Early viewing is strongly advised to appreciate the standard of accommodation on offer.

BOSCH

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold
Estate Management Charge – Not that we are aware
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains with car EV charging point
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

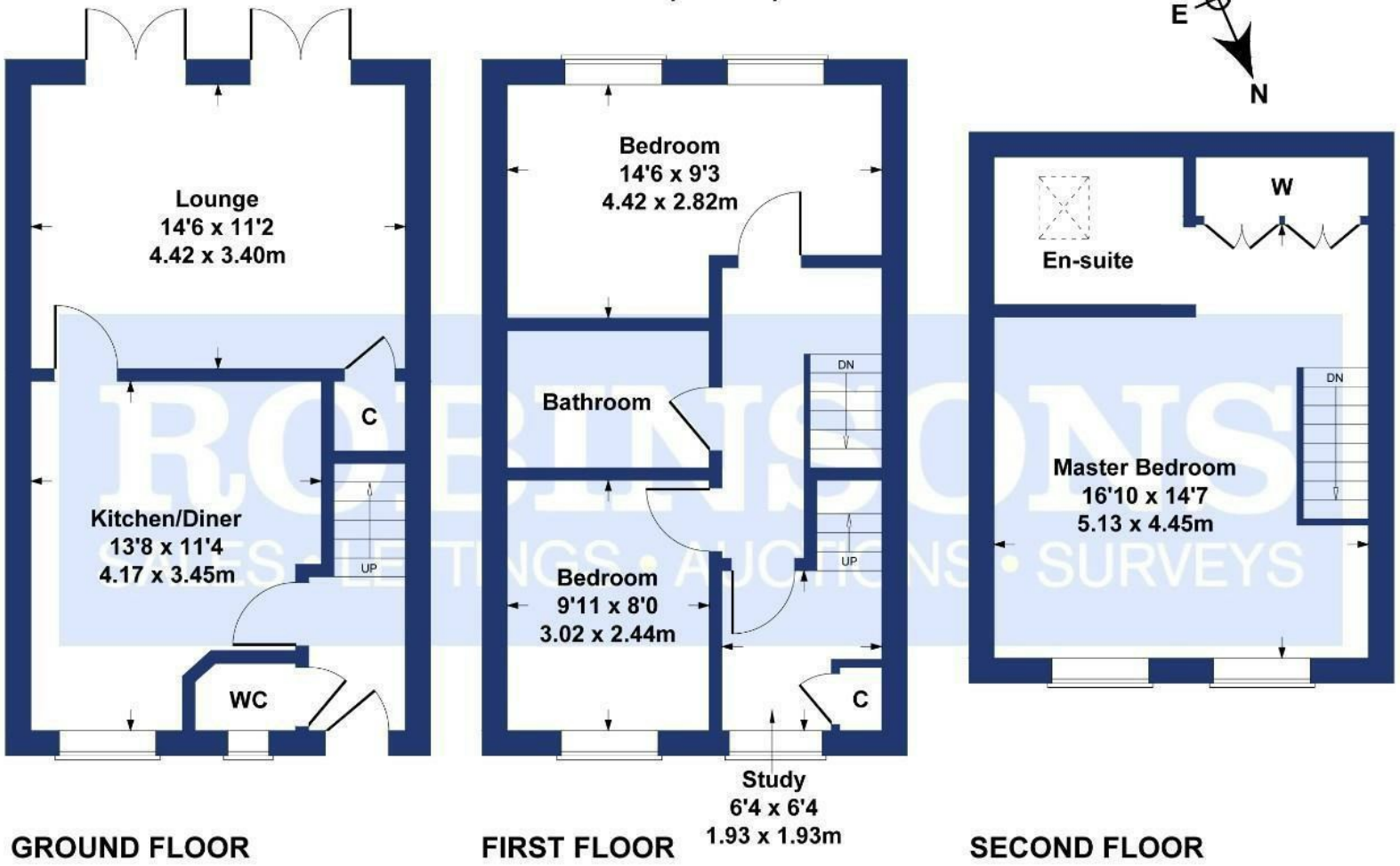
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register 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 – En-suite opened up to main bedroom
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

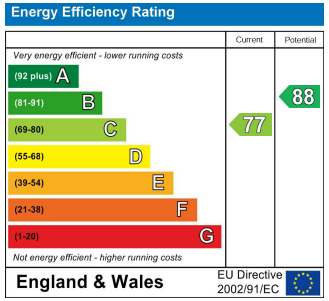
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

Cochrane Mews

Approximate Gross Internal Area
1053 sq ft - 98 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. 2023

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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