



South View, Ushaw Moor, DH7 7PS
2 Bed - House - End Terrace
O.I.R.O £109,995

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Ideal Starter, Young Family or Investment Property ** Pleasant Position With Front Views ** Detached Garage With Drive ** Enclosed Rear Garden ** Popular Village Location ** Well Presented Modern Home ** Upvc Double Glazing & GCH ** Must Be Viewed **

The floor plan comprises: entrance hall, comfortable living room, fitted kitchen diner with French doors opening to the rear garden and patio area. The first floor has two bedrooms and bathroom/WC. Outside, the front provides a southerly aspect with pleasant views, whilst the rear enclosed garden offers a degree of privacy. There is also a detached garage with driveway.

Ushaw Moor is a popular location positioned 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.

Ushaw Moor 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.

Heating: Gas Central Heating
Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band B - Approx. £1,984 p.a
Energy Rating: C

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.

GROUND FLOOR

Hallway

Lounge

14'10 x 9'11 (4.52m x 3.02m)

Kitchen Diner

13'2 x 7'6 (4.01m x 2.29m)

FIRST FLOOR

Bedroom

13'2 x 9'1 (4.01m x 2.77m)

Bedroom

13'2 x 7'7 (4.01m x 2.31m)

Bathroom/WC

7'5 x 5'8 (2.26m x 1.73m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains



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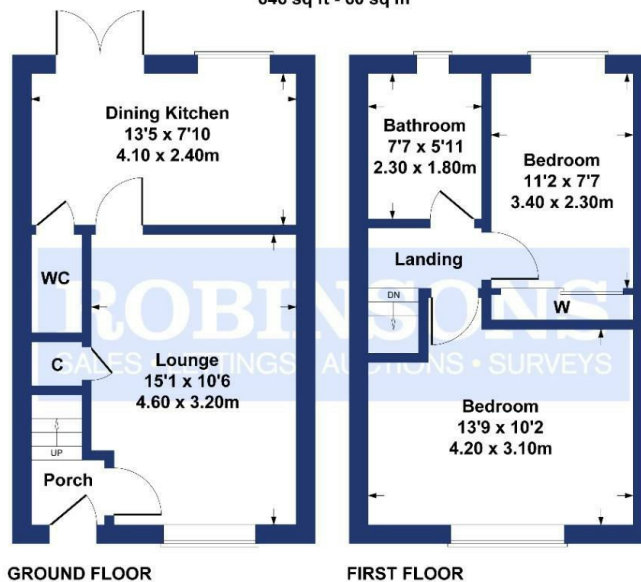
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

South View

Approximate Gross Internal Area
646 sq ft - 60 sq m



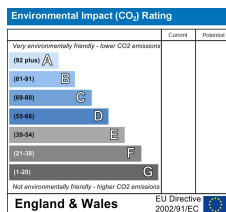
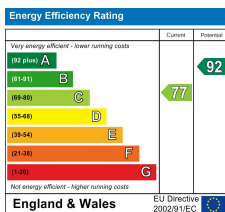
GROUND FLOOR

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. 2025



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