



Esh Wood View, Ushaw Moor, DH7 7FD
3 Bed - House - Detached
O.I.R.O £180,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Esh Wood View

Ushaw Moor, DH7 7FD

Competitive Price ** Superb Family or First Home ** Pleasantly Situated ** Gardens, Driveway & Garage ** Popular Village Location ** Outskirts of Durham ** Access to National Cycle & Walking Routes ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan comprises: entrance vestibule, comfortable lounge, fitted kitchen breakfast room having French doors to the rear garden. The inner hallway has a convenient cloak/WC and stairs to the first floor. On the first floor there are three good sized bedrooms, with the master bedroom having an en-suite shower room/WC. There is also a separate main bathroom/WC. Outside, the property occupies a pleasant position with front and rear gardens, driveway parking and single garage.

Esh Wood View 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.

Esh Wood View 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.











GROUND FLOOR

Entrance Porch

Lounge

15'9 x 11'0 (4.80m x 3.35m)

Kitchen/Diner

12'10 x 10'9 (3.91m x 3.28m)

Downstairs WC

FIRST FLOOR

Bedroom

13'2 x 10'9 (4.01m x 3.28m)

En-Suite

Bedroom

13'2 x 10'9 (4.01m x 3.28m)

Bedroom

11'6 x 7'5 (3.51m x 2.26m)

Bathroom

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12Mbps, Superfast 80Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161p.a

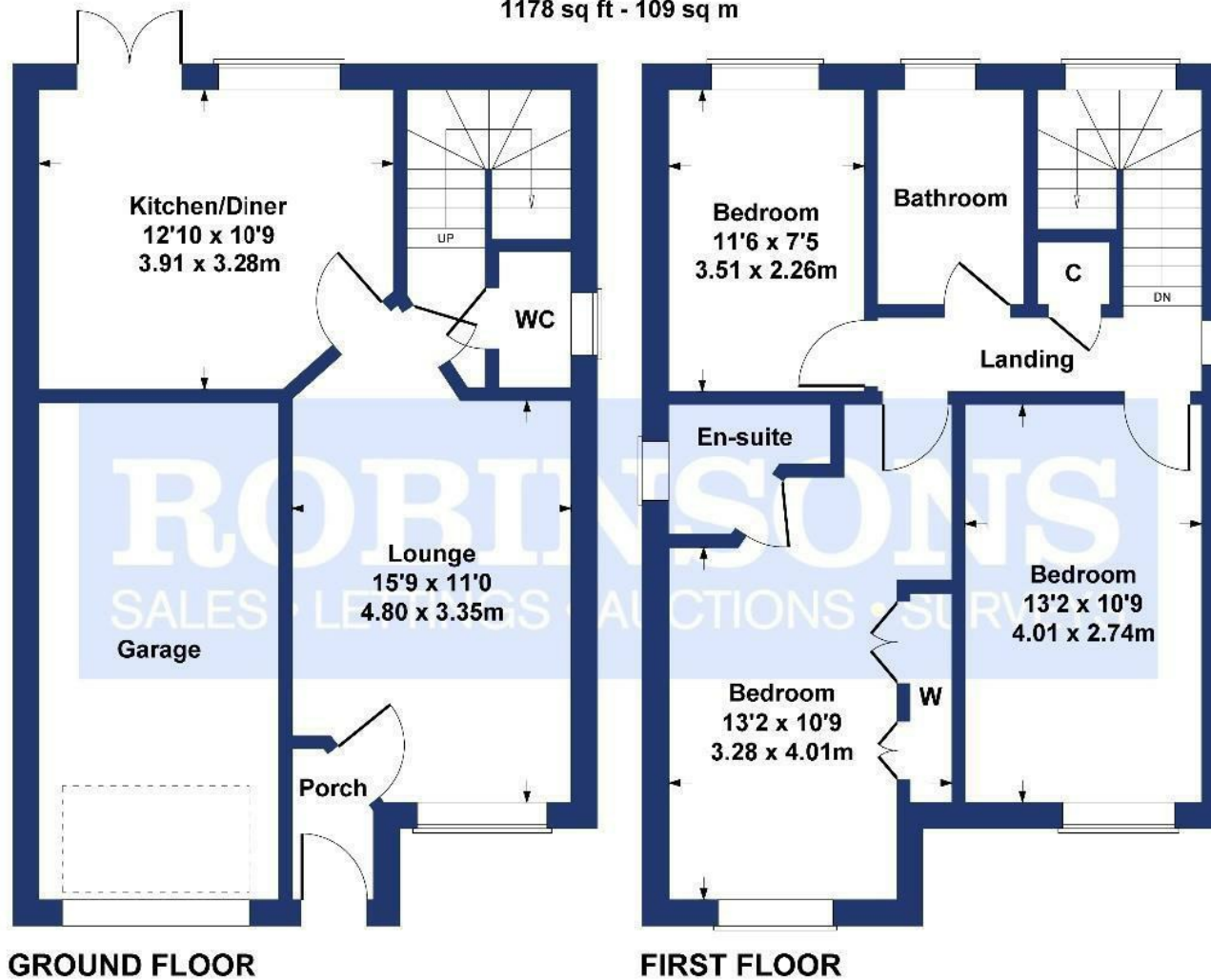
Energy Rating: C

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.

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.

Esh Wood View

Approximate Gross Internal Area
1178 sq ft - 109 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		88
(61-81)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

