



27 Hunter Avenue, Ushaw Moor, Durham, DH7 7LB  
Guide Price £120,000

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents

A well presented 3 bedroom semi-detached property with a spacious garden and decked area, and off street parking for three cars.

- Three bedroom semi detached house
  - Decorated to a high standard
- Conservatory leading out to the decking
  - Off street parking
  - Large garden
- Energy Performance Rating C
- Early viewing recommended



## LOCATION

Situated on Hunter Avenue in Ushaw Moor, the property is 3 miles west of the historic city of Durham and 9 miles east of Tow Law and the A68. Ushaw Moor has local amenities and a primary school with nearby Durham providing a wider range of educational, hospital, recreational and shopping facilities.

The property is located between several major road links; A1(M), A167, A690 and A691 and is well placed for commuting by car. Rail services are available at Durham and international airports are located at Teesside and Newcastle.

## DIRECTIONS

Hunter Avenue leads off Whitehouse Lane, in the centre of Ushaw Moor and is to the east of the avenue.

what3words: orders.police.fortnight

## DESCRIPTION

A very well presented three bedroom semi detached house situated on Hunter Avenue in Ushaw Moor. The property has been modernised to a high standard



and is tastefully decorated throughout, as such it will appeal to many.

Entering from the front, the hallway provides access to the lounge and kitchen and stairs lead to the first floor. The lounge is situated to the front and benefits from a gas fire, it leads into the dining area, and on to the conservatory. A welcome addition to the rear of the house, the conservatory adds another reception room overlooking the east facing garden, with double doors leading out on to the decking area. The kitchen is to the rear of the property and has modern wall and base units with integrated fridge freezer, sink, oven, microwave and electric hob with extractor. There is plumbing for a washing machine and tumble drier. The kitchen also benefits from an under stairs cupboard. An external door leads out to the decking.

To the first floor there are two double bedrooms and a third smaller bedroom, currently used as an office. There is a shower room fitted with a gas shower, wash basin and WC.

To the front of the house there is off street parking for three cars and a garage which has an electric roller



shutter door, power and lighting. To the rear is a spacious garden which has decking adjacent to the house and steps lead down to a large lawned area. The garden is very private and has a pleasant outlook over woodland and playing fields beyond the garden to the east.

## SERVICES

The property is served by mains electricity, mains water, mains gas and drainage systems.

## COUNCIL TAX BAND

Durham County Council Tax Band A.

## COSTS

Each party is to bear their own costs.

## MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.



## TENURE

We are informed by the current vendors that the property is held freehold.

## METHOD OF SALE

The property is offered for sale by private treaty.

## VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

## LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)  
03000 26 0000

## NOTES

Particulars prepared – April 2023  
Photographs taken – April 2023

## PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to

condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their

own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

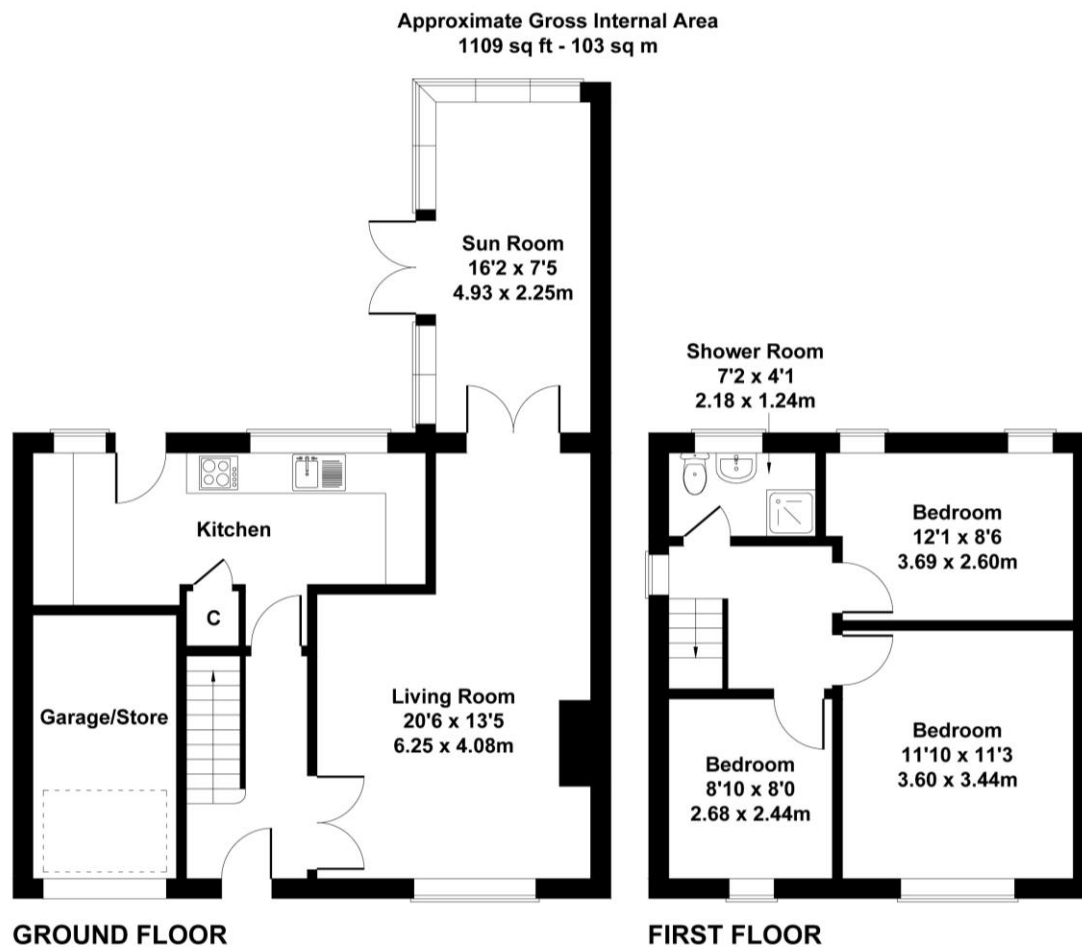
The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



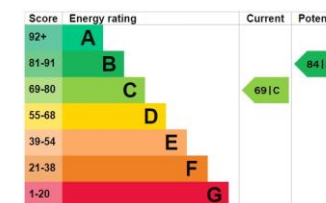
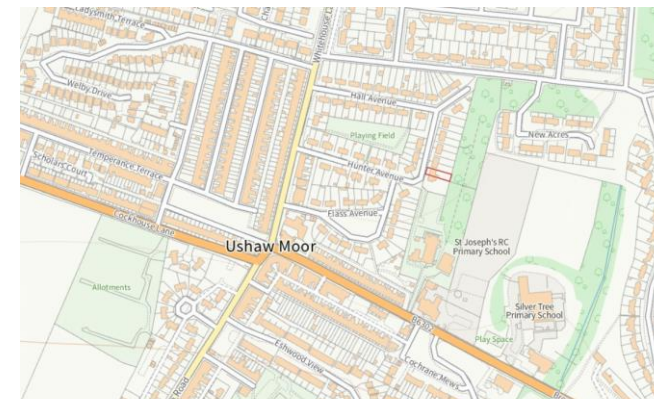








Not to Scale. Produced by The Plan Portal 2023  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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