



Rosewood Walk, Ushaw Moor, DH7 7JY  
3 Bed - House - Terraced  
£79,950

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PUBLIC NOTICE. Robinsons Estate Agents are now in receipt of an offer for the sum of £77,000 for 7 Rosewood Walk, Ushaw Moor, Durham, DH7 7JY. Anyone wishing to place an offer on this property should contact Robinsons Estate Agents, 1 Old Elvet, Durham City, DH1 3HL, 0191 3862777 before exchange of contracts.

No Upper Chain \*\* Popular Location \*\* Outskirts of Durham \*\* Spacious Floor Plan Over Three Floors \*\* Double Glazing & GCH \*\*

The floor plan which is spread over three floors briefly comprises: on the ground floor, entrance hallway, comfortable lounge, WC. The first floor has open plan kitchen/dining room and a single bedroom. The first floor has double and single bedrooms and a family bathroom/wc. Externally there is a small garden to the front of the property and at the lower ground floor level there is a patio garden to the rear and parking.

Rosewood Walk is conveniently situated close to the Village Centre with neighbourhood shops, schools etc which are available within the Village itself with more comprehensive shopping and recreational facilities and amenities available within Durham City Centre which is approximately 3 miles away. It is also well placed for commuting purposes being within a few minutes drive of the A167 Highway which provides good road links to both North and South.

NB. none of the utilities, fixtures or fittings have been and will not be tested. The property is sold as seen.

### Ground Floor

#### Entrance

#### Lounge

20'1 x 10'7 (6.12m x 3.23m)

#### WC

### First Floor

#### Hallway

#### Bedroom

8'7 x 8'9 (2.62m x 2.67m)

#### Kitchen Diner

15'1 x 11'11 (4.60m x 3.63m)

### Second Floor

#### Bedroom

9'0 x 8'8 (2.74m x 2.64m)

#### Bedroom

11'9 x 8'10 (3.58m x 2.69m)

### Bathroom/WC

### Council Tax Band

Band A, Approx £1426 pa

### Tenure

Freehold



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## Rosewood Walk

Approximate Gross Internal Area  
958 sq ft - 89 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. 2021

Energy Efficiency Rating	
Current	Potential
72	87

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

EU Directive 2002/91/EC

### DURHAM SALES & LETTINGS OFFICE

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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