



**St. Lukes Mews, Ushaw Moor, DH7 7RD**  
**3 Bed - House - Semi-Detached**  
**£495 Per Calendar Month**

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\* GOOD POSITION \* PRIVATE REAR GARDEN \* 3 STOREY TOWNHOUSE \* CLOSE TO DURHAM \*

Available to let is this pleasantly situated 3 bedroom, 3 storey townhouse. Located in Ushaw Moor the property has access to a variety of amenities, recreational facilities, and good motoring links. Durham City is situated approximately 3 miles away where there are a wider range.

Internally the properties floorplan comprises: entrance hall, downstairs wc and a kitchen and living room. To the first there are two bedrooms and a white suite bathroom. To the second floor there is a further bedroom. Externally there is parking to the front and an enclosed, private garden to the rear. This property should appeal to a wide variety of potential tenants including families, couples, commuters and professionals.

Professionals only, no pets and no smokers

Required earnings: Tenants £14,850 Guarantor (if required) £17,820





# OUR SERVICES

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Property Auctions

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Strategic Marketing Plan

Dedicated Property Manager

**St Lukes Mews**  
Approximate Gross Internal Area  
832 sq ft - 77 sq m



GROUND FLOOR

FIRST FLOOR

SECOND 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. 2018

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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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.

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