



Venture
PROPERTIES

19 South View, Ushaw Moor, DH7 7PS

£450 Per Month

**INTERNAL PHOTOS COMING SOON - NEWLY
REFURBISHED - NEW FLOORINGS - LOVELY
VIEWS**

This **NEWLY RENOVATED** two bedroom mid terrace home is in **IMMACULATE** ready to move in to condition perfect for single occupants, couples or a small family. It occupies an elevated position with extended views to the front and is also situated in a central location close to all amenities.

Heated via a modern gas central heating boiler and having double glazing, the property is neutrally decorated throughout and provides modern accommodation that comprises of an entrance hall, spacious living room with useful storage cupboard and newly refitted kitchen with stainless steel appliances and dining space. To the first floor are two double bedrooms and a stylish refitted bathroom. Externally there is an enclosed garden to the front and an enclosed yard to the rear.

Properties of this nature prove very popular, therefore early viewing is highly recommended.

EPC RATING = E

GROUND FLOOR

Living Room
17'0" x 14'1"



Entered via UPVC door. Having a UPVC double glazed window to the front, a feature fireplace with electric fire, radiator and new carpet.

Open Plan Kitchen & Dining Area
17'0" x 8'6"



With two UPVC double glazed windows to the rear and a UPVC door to the rear yard.

The kitchen is newly fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, a built in stainless steel sink and drainer unit and hob with stainless steel extractor, plumbing for a washing machine machine, a fridge/freezer space and unit housing the combi gas central heating boiler. The dining area has newly laid carpet and a radiator.

Further Diner Image



FIRST FLOOR

Master Bedroom

14'5" x 14'1"



A generous double bedroom with a UPVC double glazed window to the front with extensive views, a radiator and new carpet.

Bedroom Two

10'5" x 7'10"



A further double bedroom with a UPVC double glazed window to the front, a radiator and new carpet.

Bathroom/WC

7'10" x 6'6"

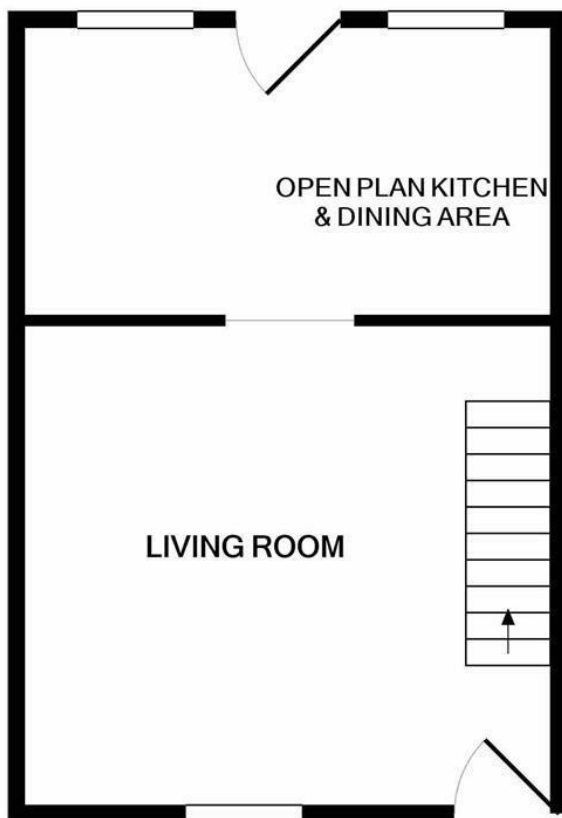


Newly fitted with a modern white suite comprising of a panelled bath with mains fed shower over, a hand wash basin inset to a vanity unit and WC. Having a UPVC double glazed opaque window to the rear, extractor fan and heated towel rail.

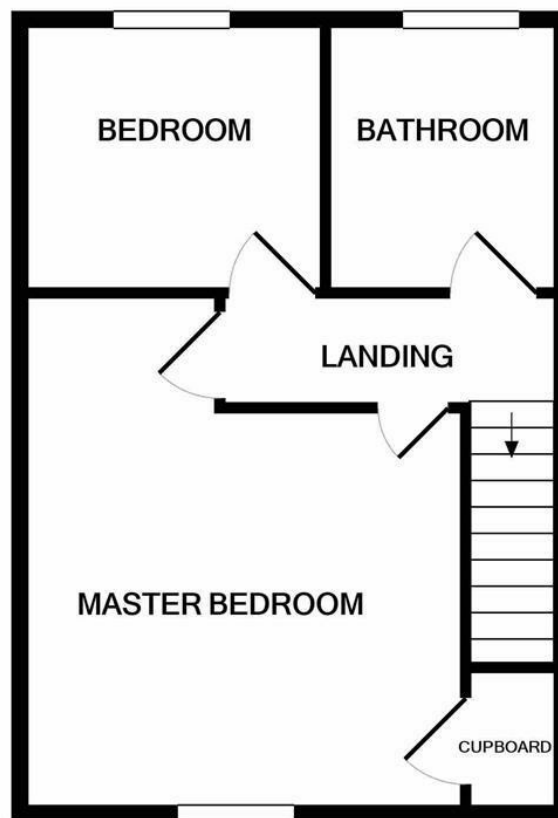
EXTERNAL



To the front of the garden is a low maintenance garden, whilst to the rear is an enclosed courtyard with access gate.



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Venture
PROPERTIES

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		68
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E	34	
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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