



**Stuart Edwards**  
ESTATE AGENTS

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**TO LET £500 PCM**

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### FULL DESCRIPTION

End terraced home, available from March.

This spacious family home comprises: lounge, dining room, fitted kitchen, rear entrance lobby and bathroom. To the first floor: landing, 2 bedrooms, en-suite cloakroom WC and loft conversion accessed via a conventional staircase. Externally there's a rear yard.

Benefiting from gas central heating and UPVC double glazing throughout.

Ushaw Moor is located approximately 4 miles from Durham City Centre, benefiting from local amenities such as newsagents, post office and other small shops.

Viewings are recommended.

### LOUNGE

Double radiator, white feature fire surround and folding doors leading to the dining room.

### DINING ROOM

16' 1" x 12' 10" (4.9m x 3.91m)



### KITCHEN

9' 2" x 7' 5" (2.79m x 2.26m) Range of wall and floor units with laminate worktops and stainless steel single drainer sink unit. Extractor hood, ceramic tiled flooring and plumbed for automatic washing machine.

### REAR ENTRANCE LOBBY

Ceramic tiled flooring, double radiator and UPVC rear entrance door.

### BATHROOM

White suite comprising: low level wc, wash hand basin, bath with mains fed shower over and glass screen.

### LANDING

Radiator

### BEDROOM 1

14' 9" x 10' 2" (4.5m x 3.1m) Radiator and a range of fitted wardrobes.

### BEDROOM 2

12' 8" x 8' 10" (3.86m x 2.69m) Radiator

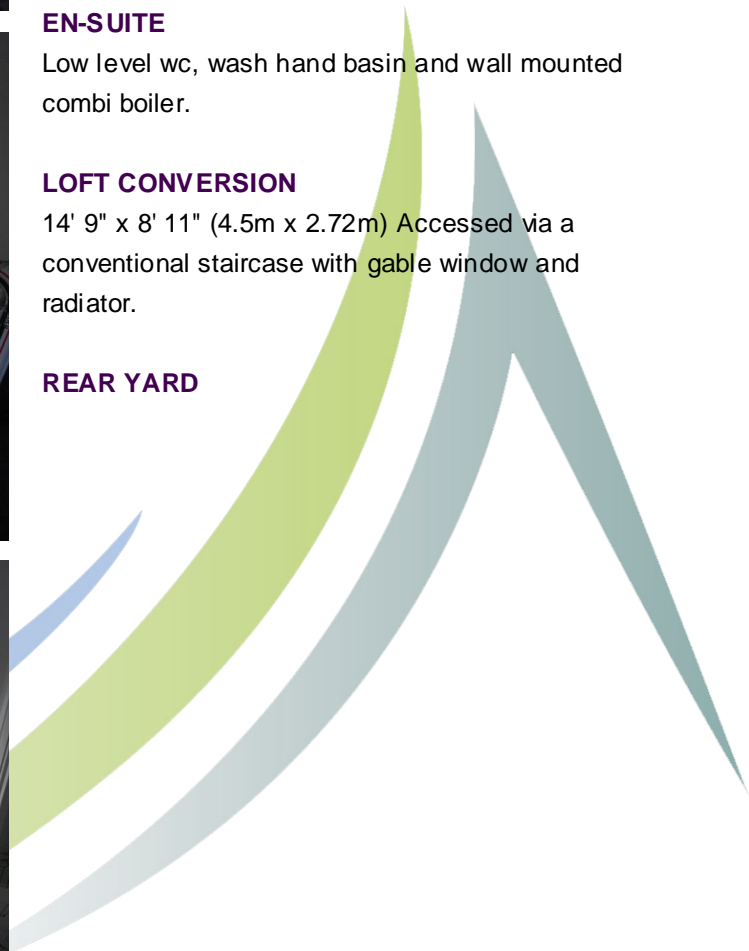
### EN-SUITE

Low level wc, wash hand basin and wall mounted combi boiler.

### LOFT CONVERSION

14' 9" x 8' 11" (4.5m x 2.72m) Accessed via a conventional staircase with gable window and radiator.

### REAR YARD





## IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

## VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

## WEBSITE COVERAGE


We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](http://Rightmove.co.uk), [Zoopla.co.uk](http://Zoopla.co.uk) & [OnTheMarket.com](http://OnTheMarket.com).

## THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements