



## Esh Wood View

Ushaw Moor DH7 7FE

Offers In The Region Of £154,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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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# Esh Wood View

Ushaw Moor DH7 7FE



- Extended and much improved
- EPC RATING - TBC
- Option to re-model to create a further bedroom

- Ground floor bedroom or reception room
- Quality refitted kitchen
- Ground floor WC

- Family room extension
- Two large bedrooms
- Sought after estate

Venture Properties are delighted to offer for sale this extended and re-modelled semi detached house on a sought after development in Ushaw Moor.

The flexible floor plan of the property comprises of a welcoming entrance hallway with cloakroom/WC, quality refitted kitchen/diner which is perfect for entertaining, spacious living room with french doors opening to a family room. The family room greatly adds to the living space and has french doors leading to the garden. There is also an additional reception room to the ground floor, which is currently being used as a further bedroom. To the first floor there are two generous double bedrooms, both with built in wardrobes. The first floor layout has also been re-modelled to incorporate the original third bedroom into the rear bedroom. This could easily be re-instated with the addition on a partition wall. Externally there is a driveway for off street parking, leading to a garage/store and an enclosed garden to the rear with storage shed.

Ideally placed for access to Durham City, which lies approximately 3 miles distance, we anticipate that this property will appeal to a wide range of buyers and therefore recommend viewings at your earliest convenience.

## GROUND FLOOR

### Hall

Entered via composite door. Having stairs leading to the first floor and a radiator.

### WC

Comprising of a WC, hand wash basin, radiator, tiled flooring, combi gas central heating boiler and UPVC double glazed opaque window to the side.

### Kitchen/Diner

13'6" x 11'6" (4.14 x 3.52)

Refitted with a comprehensive range of wall and floor units having contrasting worktops surfaces incorporating a sink and drainer unit with mixer tap, a built in stainless oven and hob with extractor over, an integrated microwave, as well as fridge/freezer and plumbing for a washing machine. Further features include a breakfast bar, a UPVC double glazed window to the front and radiator.

### Living Room

14'9" x 12'7" (4.50 x 3.85)

Spacious living room with UPVC double glazed window and french doors to the garden room, under stair storage cupboard, laminate flooring and radiator.

### Family Room

13'7" x 10'3" (4.15 x 3.14)

An excellent addition to the property with a vaulted ceiling having three velux windows, two further UPVC double glazed windows to the rear, UPVC double glazed french doors opening to the rear garden, laminate flooring and radiator.

### Reception Room/Bedroom Three

14'6" x 8'8" (4.42 x 2.65)

A flexible room which is currently used as a bedroom but can be used to suit the needs of any potential purchaser. Having an external door to the rear garden, an internal door to the garage, laminate flooring and a radiator.

## FIRST FLOOR

### Landing

With radiator and access to the loft.

### Bedroom One

14'9" x 9'7" (4.50 x 2.93)

Generous double bedroom with two UPVC double glazed windows to the front, wardrobes providing hanging and shelving, further storage cupboard and radiator.

### Bedroom Two

14'9" x 9'8" (4.50 x 2.97)

The current owners have remodelled the layout of the property to incorporate two rooms together, creating a larger bedroom. It would be possible to reinstate the partition wall to return to the original floor plan, if preferred.

### Shower Room/WC

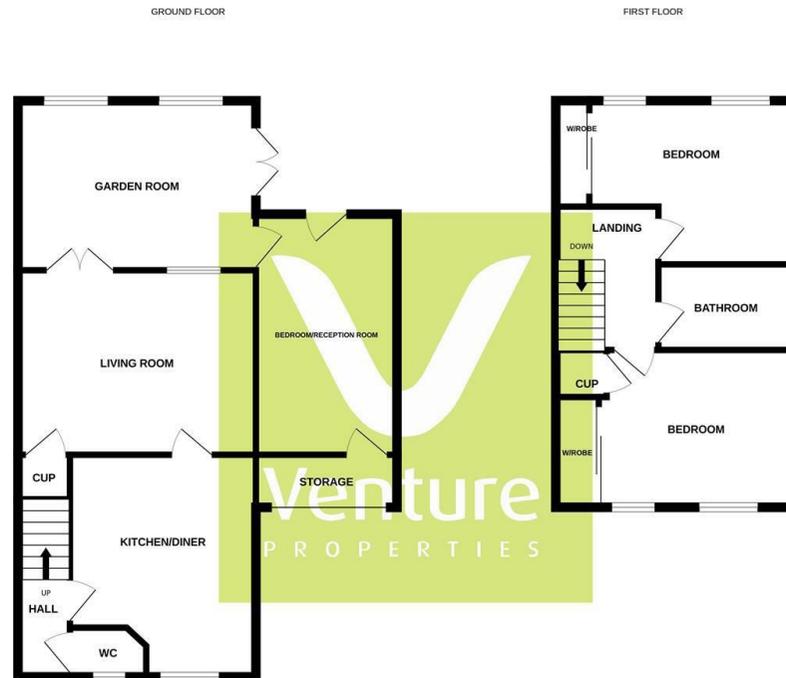
8'5" x 5'4" (2.58 x 1.65)

Fitted with a modern white suite comprising of a double cubicle electric shower over, pedestal wash hand basin and WC. Having an extractor fan, shaver point, radiator and UPVC double glazed opaque window to the side.

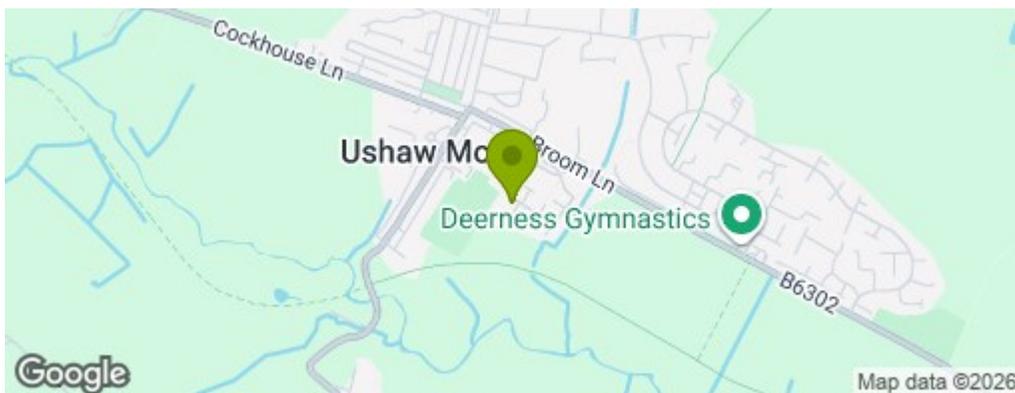
## EXTERNAL

To the front of the property is a driveway for off street parking, whilst to the rear is an enclosed garden with paved patio area, decked patio, lawn and wooden shed.

## Garage/Storage



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)  
 Energy Performance Certificate Grade TBC  
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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