



## Whitehouse Court

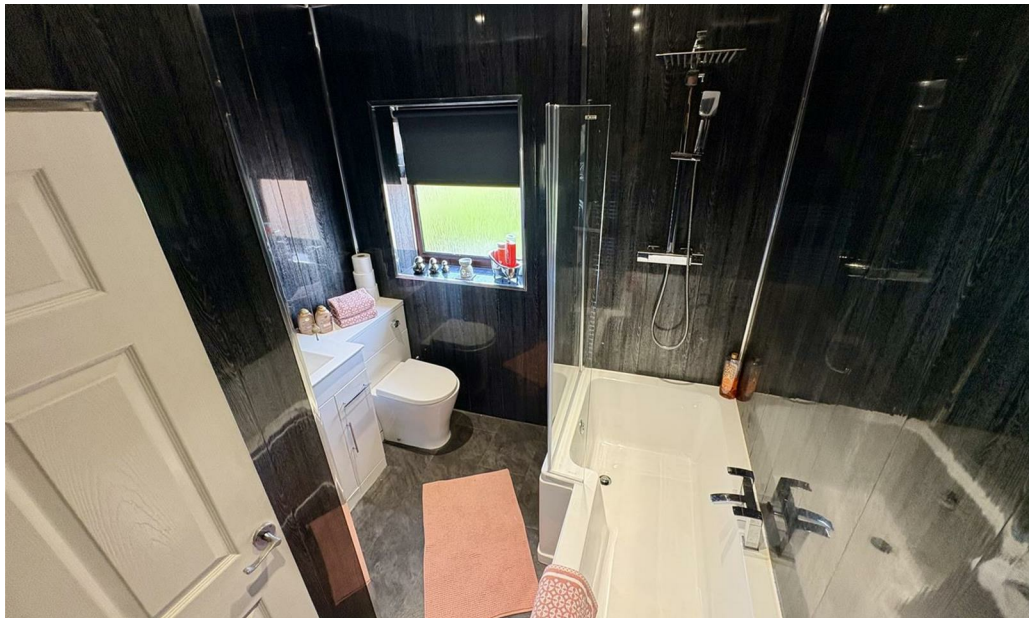
Ushaw Moor DH7 7NH

Offers In The Region Of £179,950





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# Whitehouse Court

Ushaw Moor DH7 7NH



- No onward chain
- EPC RATING - C
- Spacious double aspect reception room with fireplace

- Extended and much improved
- Large kitchen with space to dine
- Ground floor WC

- Four bedrooms - three doubles and one single
- Modern refitted bathroom
- Garage and driveway parking

Available for sale with no chain involved, viewing of this extended and much improved semi detached house with four bedrooms is highly recommended. A perfect family home, it offers spacious accommodation throughout and is located in a prominent position within the village of Ushaw Moor.

The well presented accommodation comprises of a welcoming entrance porch and hallway, spacious double aspect living room with fireplace and french doors opening to the rear garden, a large kitchen/diner, useful ground floor WC and side entrance with access to the garage. To the first floor there are three generous double bedrooms, a further well proportioned single bedroom and modern refitted bathroom/WC. Externally there are enclosed gardens to both the front and rear, a driveway for off street parking and attached integral garage with ample space for a car.

Whitehouse Court is situated close to local amenities including both primary and secondary schools. Only around 4 miles from Durham City centre there is easy access to regular public transport services and road links for commuting across the region.

## GROUND FLOOR

### Entrance Porch

Entered via double glazed door. With UPVC double glazed windows to the front and side and an internal door to the hallway.

### Hallway

With staircase leading to the first floor, radiator and under stairs cupboard.

### Living Room

20'4" x 12'11" (6.22 x 3.96)

Very spacious reception room with a UPVC double glazed window to front, fireplace housing an electric fire, television point, two radiators and UPVC double glazed french doors opening to the rear garden.

### Open Plan Kitchen/Diner

18'9" x 11'5" (5.73 x 3.50)

Perfect for family living and entertaining, this large open plan kitchen and dining room has been refitted with a comprehensive range wall and base units with coordinating work surfaces incorporating a stainless steel sink and drainer unit, space for a range oven with extractor over, plumbing for a washing machine and fridge/freezer space. Further features include two UPVC double glazed windows to the rear, a radiator, laminate flooring and UPVC double glazed door to the rear garden.

### WC

Comprising of a WC, hand wash basin, laminate flooring and UPVC double glazed opaque window to the side.

### Side Entrance

Having a door to the garage.

## FIRST FLOOR

### Landing

With a radiator and access to loft space which houses the combi gas central heating boiler which was installed in 2026 and holds a 10 year guarantee.

### Master Bedroom

16'6" x 12'7" (5.03 x 3.84)

Generous double bedroom with a UPVC double glazed window to the side and radiator.

### Bedroom Two

12'0" x 11'5" (3.66 x 3.49)

Double bedroom with a UPVC double glazed window to the front, a radiator and storage cupboard.

### Bedroom Three

11'9" x 8'2" (3.59 x 2.49)

Double bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

### Bedroom Four

8'3" x 6'4" (2.53 x 1.94)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

### Bathroom/WC

8'2" x 7'4" (2.51 x 2.24)

Modern refitted white suite comprising of a panelled bath with mains fed shower over, hand wash basin set to a vanity unit and low level WC. Having a UPVC double glazed window to the rear and heated towel rail.

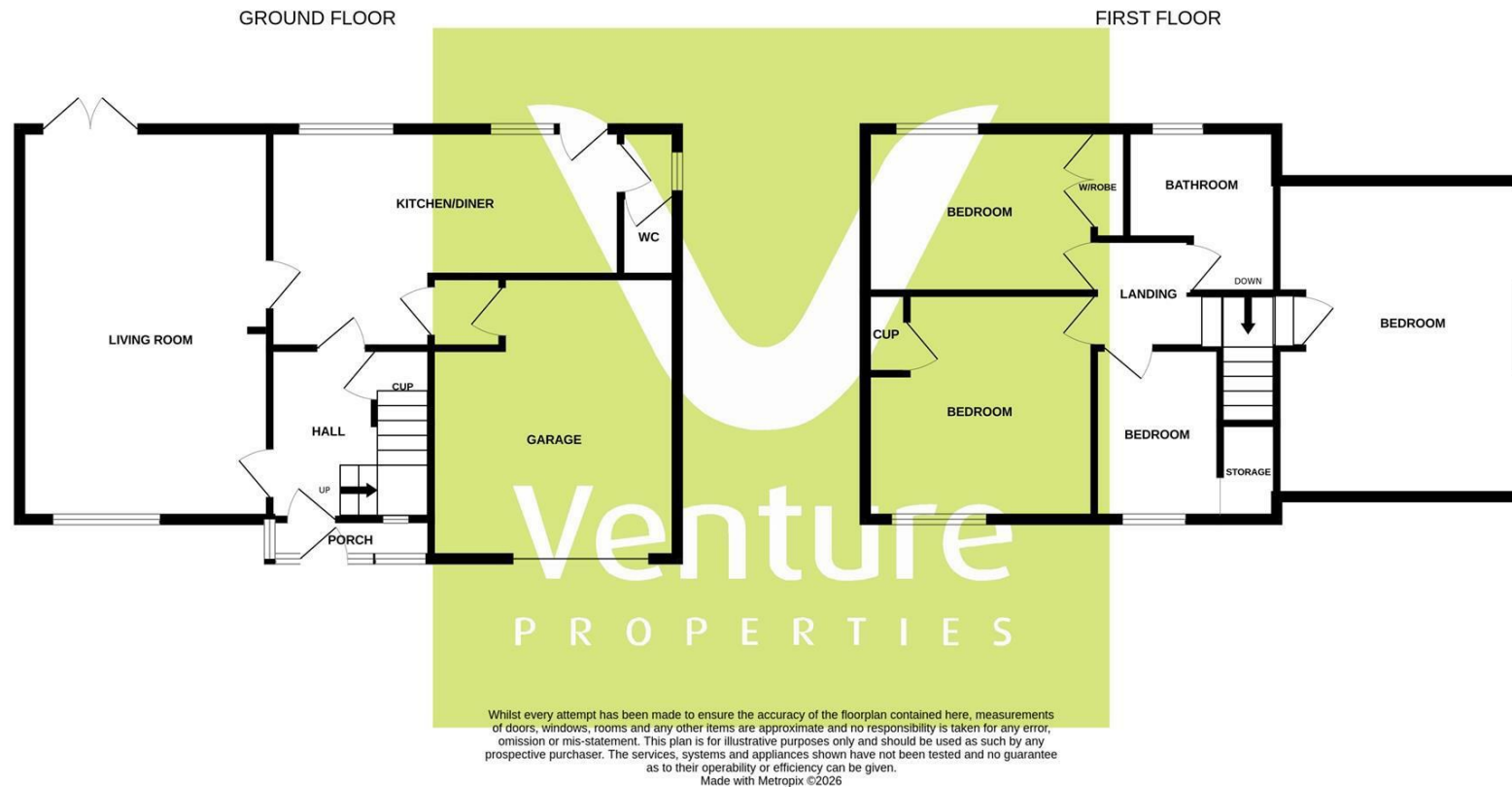
### EXTERNAL

To the front there a wall boundaries and double gates with off street parking, whilst to the rear is an enclosed low maintenance garden with artificial lawn, patio area and gated access.

### Garage

13'1" x 12'11" (4.00 x 3.96)

Attached integral garage with up and over door, power and lighting. There is also the potential to convert this space into an additional room subject to any necessary permissions.



## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Check via OFCOM website.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)  
 Energy Performance Certificate Grade C  
 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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