



Temperance Terrace, Ushaw Moor, Durham, DH7

Asking Price: £150,000

Freehold

Other important information which you will need to know about this property can be found at reedsrains.co.uk

Property

Porch
Door to the front with access into porch, leading into lounge.

Lounge
14'4"x17'4" (4.37mx5.28m)
Spacious living room with a window to the front.

Kitchen
14'5"x19'2" (4.4mx5.84m)
Modern kitchen with integrated appliances. With a door and window to the rear, with a staircase and an elevator to the first floor.

Utility Room
9'7"x7' (2.92mx2.13m)
With a door to the side.

First Floor Landing
Hallway leading to two bedrooms, a family bathroom, and the second floor via staircase.

Bedroom
11'6"x8'5" (3.5mx2.57m)
Double bedroom with a window to the front.

Bedroom
14'6"x8'1" (4.42mx2.46m)
Spacious double bedroom with a window to the front, also with a large dressing area, an elevator to the ground floor, and an ensuite, featuring a wet room style shower, a toilet, a sink, and a frosted window to the rear.

Bathroom
Featuring a bath, a toilet, a sink, and frosted windows to the rear and side. Also with a walk-in shower and sauna.

Second Floor Landing
Hallway leading to a bedroom and a reception room.

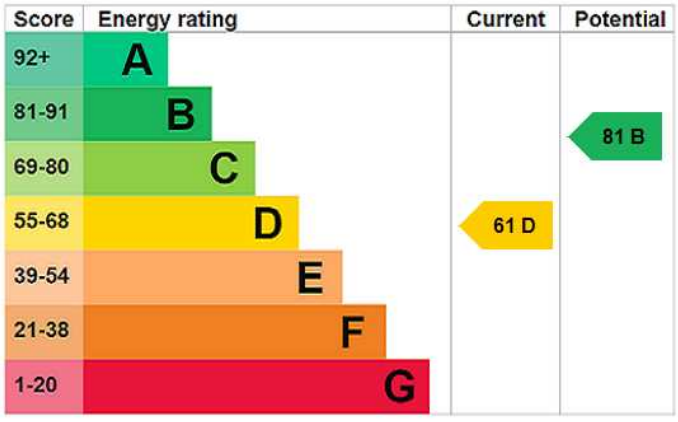
Bedroom
6'2"x17'1" (1.88mx5.2m)
Loft bedroom with a velux window to the front.

Reception Room
6'7"x14'7" (2mx4.45m)









Loft room with a velux window to the rear. Could be used as a bedroom.

External
With a private yard to the rear, a decked garden on the other side of the back lane, and off-street parking for two cars.

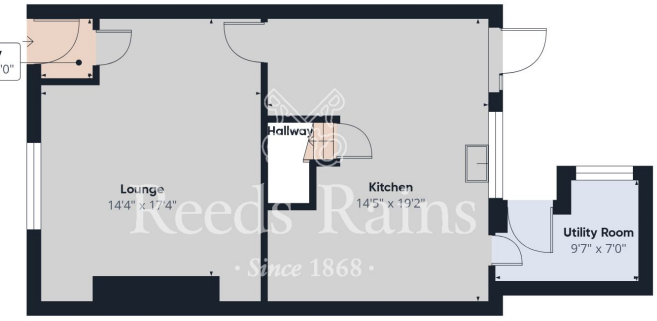
Additional Information
UPRN 100110428689
Floor Area 1,711 ft2/ 159 m2
Plot Size 0.02 acres
Local Authority Durham
Council Tax Band A
Council Tax Estimate £1,701
Flood Risk
Rivers & Seas: Very low
Surface Water: Very low
Tenure Freehold

Agent's Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

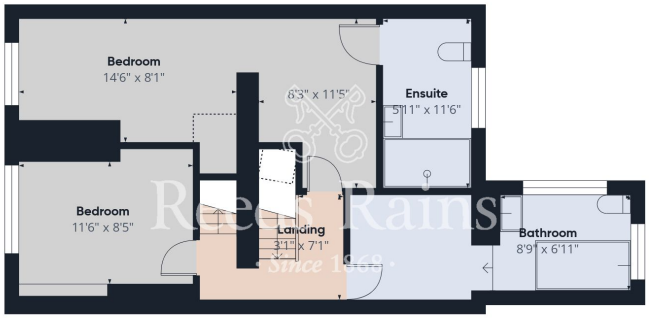
The administrative charge for this process is £35 plus VAT for a sole purchaser, £60 plus VAT for two purchasers and £70 plus VAT three or more purchasers.

Charges
Council Tax Band:

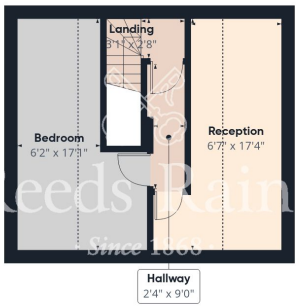
EPC Rating: D



Floor 0



Floor 1



Floor 2

Approximate total a

1451 ft²

Reduced headroom

152 ft²

(1) Excluding balconies and t

Reduced headroom

Below 5 ft

Calculations reference the RI
3C standard. Measuremen
approximate and not to sca
floor plan is intended for illus
only.

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