



Station Road, Ushaw Moor, Durham, DH7

Offers in the region of: £90,000

Freehold

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

Property

Entrance Hall
Door to the front into hallway, leading to lounge and dining room.

Living Room
Spacious living room with a window to the front.

Dining Room
With patio doors to the rear and access to the first floor via staircase.

Kitchen
Fitted kitchen with integrated appliances and a window and external door to the side into rear yard.

First Floor Landing
Hallway leading to two bedrooms and a family bathroom.

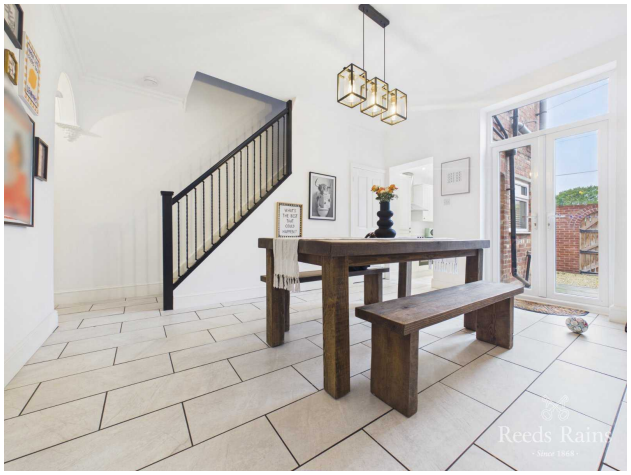
Bedroom
Double bedroom with a window to the front.

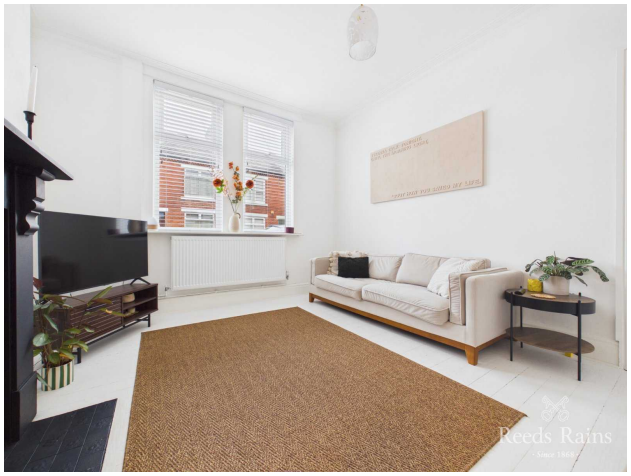
Bedroom
Double bedroom with a window to the rear.

Bathroom
Featuring a bath with overhead shower, a toilet, a sink, and a frosted window to the side.

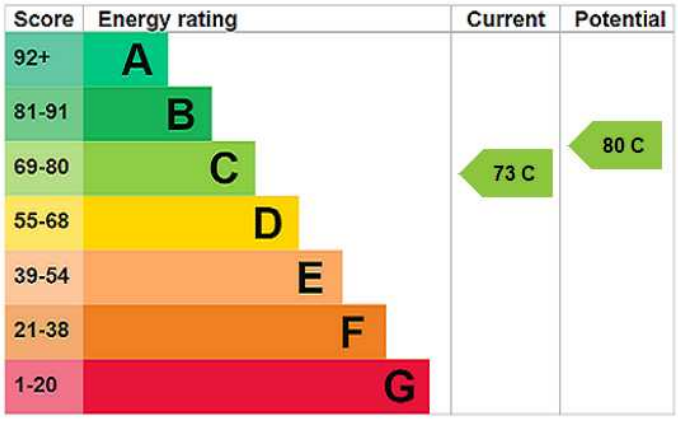
External
With a private rear yard, and on-street parking to the front.

Additional Information
UPRN 100110427874
Floor Area 1,044 ft2/ 97 m2
Plot Size 0.02 acres
Local Authority Durham
Coal Mining Area
Yes — NORTH EAST
Council Tax Band A
Council Tax Estimate £1,748
Year Built 1900-1929
Latest FENSA Work 01/11/2005
Flood Risk:
Rivers & Seas: Very low
Surface Water : Low
Title Number DU209210









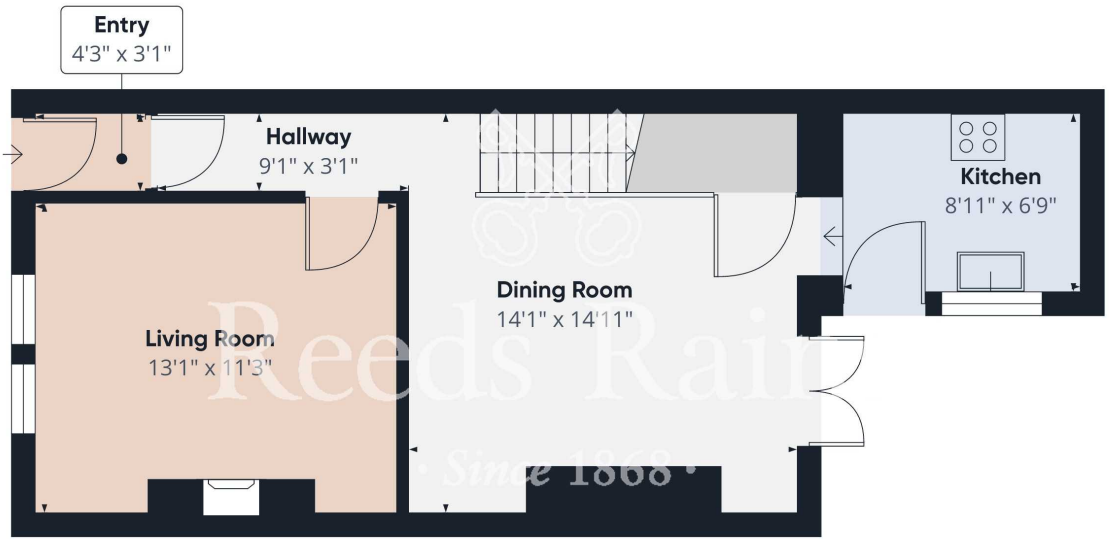
Tenure Freehold

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.

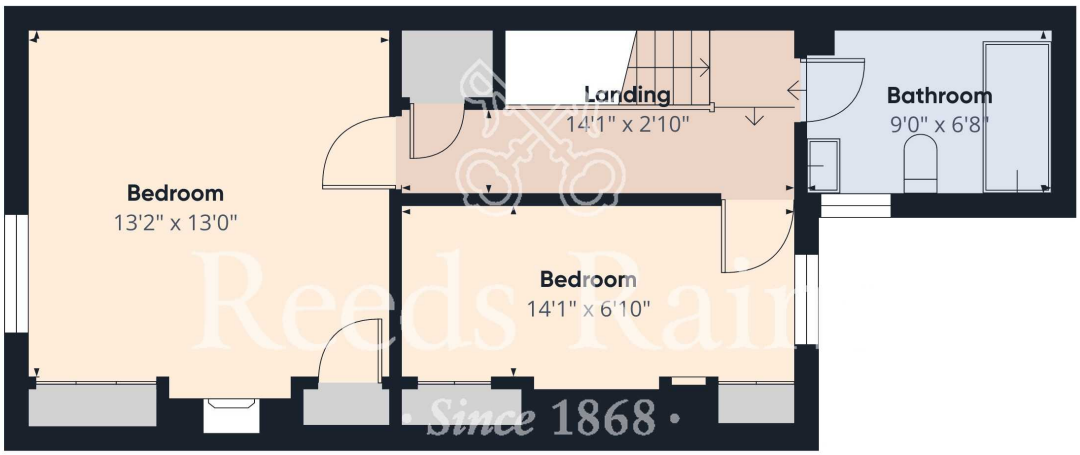
The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

Charges
Council Tax Band: A

EPC Rating: C



Floor 0



Floor 1

Approximate total a
877 ft²

(1) Excluding balconies and t

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

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