

**Auction**

2 bed terraced house to buy in

Highfield Terrace, Ushaw Moor, Durham,
Durham, DH7 7QG

£64,000

 Starting Bid

 x 2  x 2  x 1

Tenure

Freehold

Property features

- ✓ Popular Location
- ✓ Principal Bedroom With En-Suite
- ✓ Four Piece Family Bathroom
- ✓ low-Maintenance Courtyard
- ✓ EPC Rating D

On Street parking

Garden

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Richard Brough
Senior Valuer
Consett

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Auction are delighted to welcome to the market this well-presented two-bedroom property, offered for sale with a long-term sitting tenant currently paying £456 PCM. The property offers excellent potential for investors, with comparable rental properties in the area achieving approximately £625–£650 PCM, presenting scope for future rental growth, subject to the appropriate notice periods and legislation.

Internally, the accommodation briefly comprises an entrance hallway, spacious lounge, modern fitted kitchen with dining space, two well-proportioned bedrooms and a contemporary four-piece family bathroom. The principal bedroom benefits from a range of fitted wardrobes and direct access to a private en-suite shower room, while the second bedroom also features fitted wardrobe storage.

Externally, the property enjoys a low-maintenance gravelled rear courtyard, ideal for outdoor seating and entertaining, together with a useful side access passage.

Conveniently located close to local shops, schools, transport links and everyday amenities, this property represents an excellent buy-to-let investment, providing an immediate rental income with strong potential to enhance future returns.

Please Note: The property is being sold with a sitting tenant in situ. The current rent is £456 PCM. Based on comparable properties in the local area, market rent is estimated to be in the region of £625–£650 PCM, although this is not guaranteed and prospective purchasers should make their own enquiries.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £64,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Listed property: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

External

The property enjoys a traditional red brick terraced frontage with a low-maintenance forecourt and on-street parking available directly to the front. Situated within an established residential street in the popular village of Ushaw Moor, the home is conveniently located close to a range of local amenities, schools and transport links, with Durham City just a short drive away.

Living Room

A welcoming living room featuring a large front-facing window allowing plenty of natural light, complemented by attractive wood-effect flooring. The room is centred around a feature fireplace with timber surround, creating an attractive focal point, while the generous proportions provide ample space for a range of lounge furniture. An open archway leads seamlessly through to the dining room, creating a sociable ground floor layout.



Dining Room

A well-proportioned dining room offering ample space for a family dining table and chairs. The room enjoys an open-plan feel, flowing through to the living room via a feature archway, while French doors provide direct access to the rear yard and allow plenty of natural light. With wood-effect flooring and stairs leading to the first floor, this versatile space is ideal for both everyday living and entertaining.



Kitchen

A well-proportioned galley-style kitchen fitted with a range of matching wall and base units complemented by wood-effect work surfaces and tiled splashbacks. Incorporating an integrated double oven, gas hob with extractor above, stainless steel sink unit and space for further white goods. A large roof lantern and rear-facing window provide excellent natural light, while a door offers direct access to the rear yard, making this a practical and functional space for everyday living.



Bathroom

Modern family bathroom fitted with a white three-piece suite comprising a panelled bath, pedestal wash hand basin set within a vanity unit and low-level WC. The room also benefits from a separate shower enclosure, heated chrome towel radiator, attractive contemporary wall and floor tiling, recessed spotlights and dual frosted windows providing excellent natural light while maintaining privacy.



Bedroom One

A well-proportioned double bedroom featuring a comprehensive range of fitted wardrobes, overhead storage and a built-in dressing table, providing excellent storage and practicality. A large front-facing window allows plenty of natural light, while neutral décor and fitted carpeting create a warm and inviting space. The bedroom also benefits from direct access to a modern en-suite shower room, adding convenience and enhancing the overall appeal of the principal bedroom.



En-Suite

Accessed directly from the principal bedroom, the en-suite is fitted with a three-piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC. Complemented by tiled walls, wood-effect flooring and a wall-mounted mirrored cabinet, the room provides a practical and convenient addition to the main bedroom.



Bedroom Two

A versatile second bedroom offering a range of potential uses, including a guest bedroom, child's bedroom or home office. The room benefits from a fitted wardrobe, providing useful built-in storage, along with a window allowing for plenty of natural light, neutral décor and fitted carpeting, creating a comfortable and adaptable space to suit a variety of needs.



Garden

The property benefits from a low-maintenance enclosed rear garden, predominantly laid with decorative gravel to provide an attractive outdoor seating and entertaining space. There is ample room for garden furniture, making it ideal for relaxing or dining outdoors, while mature screening and fencing offer a good degree of privacy. A gated side passage provides convenient access to the rear of the property,





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Highfield Terrace, Ushaw Moor, Durham, Durham, DH7 7QG

Contact your local branch today for more information on this property:

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