



**30 Temperance Terrace**

Ushaw Moor  
County Durham  
DH7 7PQ

**£475 pcm**

One Bedroom  
Unfurnished  
Available Immediately  
Ideal Starter Home  
Access to All Local Amenities





Safe and Secure welcome to the rental market this one bedroom mid-terraced house, available immediately on an unfurnished basis. Situated on Temperance Terrace, Ushaw Moor, the property is an ideal starter home. The property's ideal location provides access to all local amenities and public transport links to Durham City Centre.

The property briefly comprises of: an entrance hall, lounge, kitchen, bedroom, bathroom and yard to rear.

If you are interested please give our office a call on 0191 385 4477.

### **ENTRANCE**

Staircase to the first floor.

### **FIRST FLOOR LANDING**

Doors leading to:

### **LOUNGE**

Double glazed window , storage cupboard, radiator.

### **KITCHEN**

Fitted wall and base units with work surfaces, sink unit, integrated electric oven with a gas hob and extractor hood, space for appliances, double glazed window .

### **BEDROOM**

Double glazed window , radiator.





## BATHROOM

White three piece suite comprising of a panelled bath with a shower over, pedestal wash hand basin, low level WC, double glazed window, radiator.

## REAR YARD

Paved with gated access.



Local Authority  
Council Tax Band  
EPC Rating

E



**Houghton Le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.