



 **9, Grant Close, Durham, DH7 7RQ**

3 Bed Detached Property For Sale

Market Price: £205,000



01913711791



helenarcher@igomove.co.uk



ABOUT US

Thankyou for viewing this property.

If you have any questions for me or any of our team, please feel free to get in touch.

At Igomove Durham North I am your personal advisor and can assist in all your property needs with the back up of the Igomove team.

Customer service is paramount, so we'll always strive to help where we can. Our USP is our outstanding customer service and low fixed selling fee. So there really is no need to go elsewhere when buying or selling your home.



01913711791



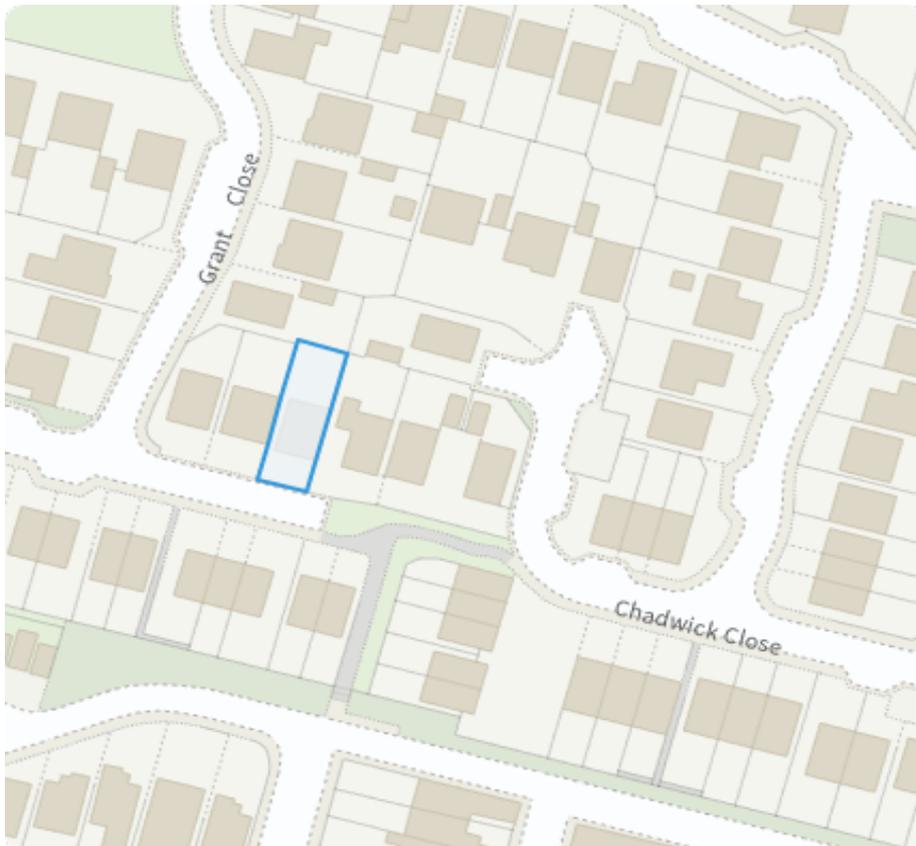
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STREET VIEW / ORDNANCE SURVEY MAP



PROPERTY SUMMARY

KEY FEATURES



£205,000

CURRENT MARKET
PRICE



Detached

PROPERTY TYPE



3

BEDROOMS



2

BATHROOMS



947.00 Sqft

(87.98 SQ. M.)
FLOOR AREA



£197,000

LAST SOLD PRICE



12/08/2024

LAST SOLD DATE



DU364732

TITLE NUMBER



Freehold

TENURE



2017

YEAR BUILT



-

COMPANY OWNED



**Not a Flood
Risk Area**

FLOOD RISK

KEY DETAILS

County Durham

COUNCIL

County Durham

COUNTY

City of Durham

CONSTITUENCY

North East

REGION

82 / B

EPC RATING

[Domestic EPC in the Area](#)

[Non-Domestic EPC in the Area](#)

EPC RATINGS IN THE AREA

-

PLANNING APPLICATION

Yes

PARKING FACILITIES

Yes

ACCESSIBILITY FEATURES

Yes

GAS SUPPLY

Yes

ELECTRICITY SUPPLY

Yes

WATER SUPPLY

PROPERTY IMAGES

Browse through the property images to get a better idea -
Take a look at the property images.



PROPERTY IMAGES



PROPERTY FLOOR PLAN

Energy performance certificate (EPC)

9, Grant Close
Ushaw Moor
DURHAM
DH7 7RG

Energy rating

B

Valid until: 26 February 2027

Certificate number: 0257-3803-7627-9223-7931

Property type: Detached house

Total floor area: 88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC - ENERGY PERFORMANCE CERTIFICATE

9, Grant Close,
Durham,
DH7 7RQ

Energy Rating

B

Valid until
27-02-2027

This property's current energy rating is **82/B**. It has the potential to be **93/A**.
See how to improve this property's energy efficiency.

Energy Efficiency Rating

Very Energy Efficient - Lower Running Costs	Current	Potential
(92+) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Very Low Energy Efficient - Higher Running Costs		

Current Efficiency **82 / B**

Potential Efficiency **93 / A**

Inspection Date **27-02-2017**

Valid Until **27-02-2027**

Tenure **Unknown**

Habitable Rooms **0**

Heated Rooms **0**

Local Authority **County Durham [E06000047 \(click to know more\)](#)**

Total Floor Area **947.00 Sq.Ft. (87.98 Sq.M.)**

Property Type **House**

Roof Efficiency **Very Good**

Wall Efficiency **Very Good**

Window Efficiency **Very Good**

Floor Efficiency **Very Good**

Main Heating Efficiency **Good**

Secondary Heating Efficiency **-**

Hot Water Efficiency **Good**

Lighting Efficiency **Very Good**

Floors **-**

Floor Height **Unknown**

Roof	Average thermal transmittance 0.11 W/m²·K
Walls	Average thermal transmittance 0.27 W/m²·K
Window	High performance glazing
Floor	Average thermal transmittance 0.18 W/m²·K
Main Heating	Boiler and radiators, mains gas
Main Heating Controls	Programmer, room thermostat and TRVs
Secondary Heating	None
Hot Water System	From main system
Lighting	Low energy lighting in all fixed outlets

NEIGHBOURING PLANNING HISTORY



21-11-2023

Ref.No.
DM/23/03113/FPA

2 Grant Close Ushaw Moor Durham DH7 7RQ

Decision -

Pending Consideration

Description -

Installation of an air source heat pump (ASHP) to the rear of the property beneath the kitchen wi...



13-09-2023

Ref.No.
DM/23/01416/FPA

34 Lindsay Road Ushaw Moor Durham DH7 7RG

Decision -

Approved

Description -

Conversion and extension of existing garage to side to habitable accommodation



19-02-2019

Ref.No.
DRC/19/00063

Land To The North Of Ladysmith Terrace Ushaw Moor, DH7 7RQ

Decision -

Pending Consideration

Description -

Discharge of conditions 8 (landscaping), 9 (landscape implementation), 12 (travel plan) and 17 (b...



19-02-2019

Ref.No.
DRC/19/00063

Land To The North Of Ladysmith Terrace Ushaw Moor, DH7 7RG

Decision -

Pending Consideration

Description -

Discharge of conditions 8 (landscaping), 9 (landscape implementation), 12 (travel plan) and 17 (b...



15-09-2017

Ref.No.
DM/17/02298/FPA

38 Grant Close Ushaw Moor Durham DH7 7RQ

Decision -

Approved

Description -

Single storey rear extension and steps



19-05-2017

Ref.No.
DM/17/01099/FPA

42 Lindsay Road Ushaw Moor Durham DH7 7RG

Decision -

Approved

Description -

Two storey side extension and conversion of integral garage into habitable room



28-11-2014

Ref.No.
DM/14/00845/FP
A

Land To The North Of Ladysmith Terrace (postal Address - Chadwick Close, Grant Close & Lindsay Road) Ushaw Moor Durham, DH7 7RQ

Decision -

Approved subject to S106

Description -

Erection of 167 dwellings, associated infrastructure and landscaping



28-11-2014

Ref.No.
DM/14/00845/FP
A

Land To The North Of Ladysmith Terrace (postal Address - Chadwick Close, Grant Close & Lindsay Road) Ushaw Moor Durham, DH7 7RG

Decision -

Approved subject to S106

Description -

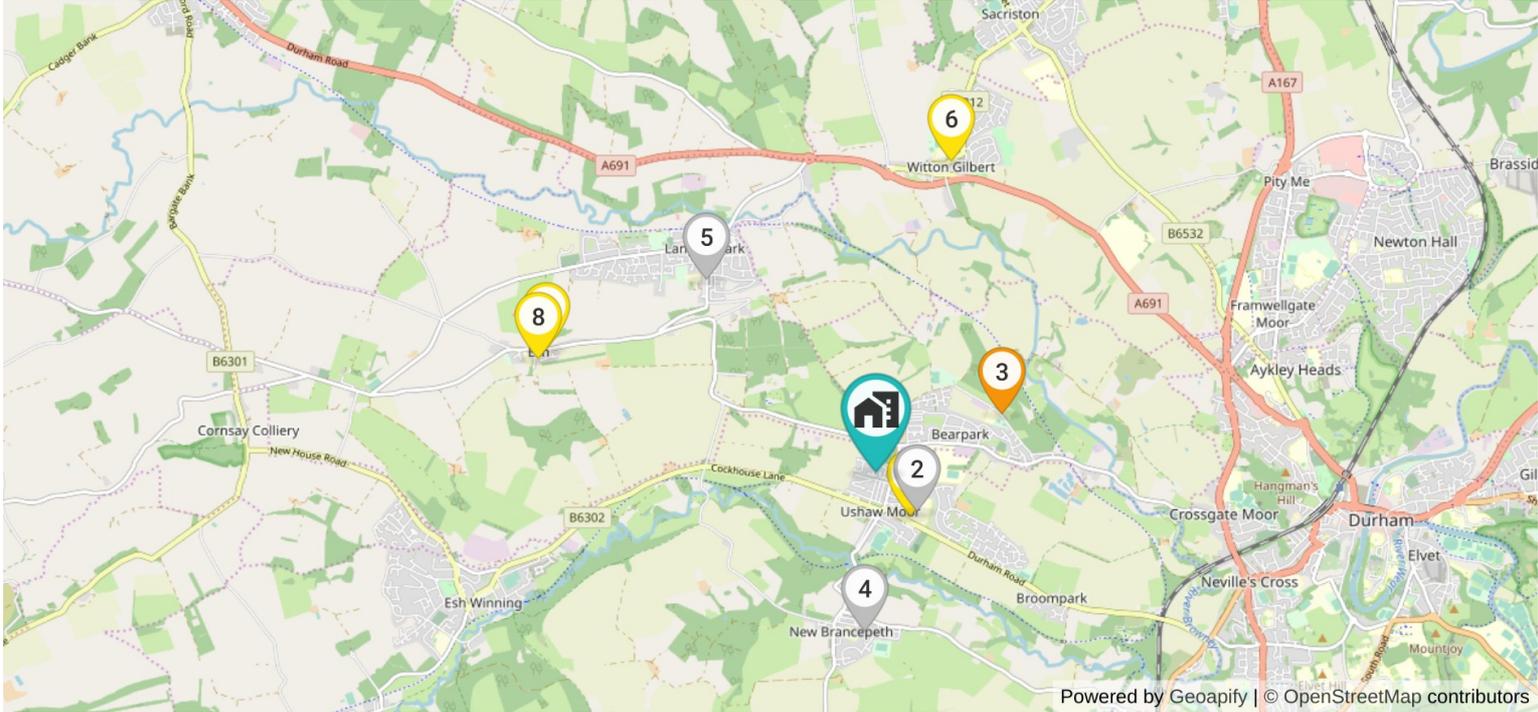
Erection of 167 dwellings, associated infrastructure and landscaping

NEAREST PRIMARY SCHOOLS

9, Grant Close, Durham, DH7 7RQ



Outstanding Good Requires Improvement Lowest Not Rated



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1 **Silver Tree Primary School and Nursery**
Durham Road, Ushaw Moor, Durham, DH7 7LF
180 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 0.3 Miles DISTANCE

2 **St Joseph's Catholic Primary School, Ushaw Moor**
Durham Road, Ushaw Moor, Durham, County Durham, DH7 7LF
92 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 0.31 Miles DISTANCE

3 **Bearpark Primary School**
Colliery Road, Bearpark, Durham, DH7 7AU
87 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 0.78 Miles DISTANCE

4 **New Brancepeth Primary Academy**
Rock Terrace, New Brancepeth, Durham, DH7 7EU
PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 0.89 Miles DISTANCE

5 **Langley Park Primary School**
Langley Park, Durham, County Durham, DH7 9XN
PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 1.45 Miles DISTANCE

6 **Witton Gilbert Primary School**
Sacriston Lane, Witton Gilbert, Durham, DH7 6TF
206 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 1.82 Miles DISTANCE

7 **Esh CofE (Aided) Primary School**
Front Street, Esh, Durham, County Durham, DH7 9QR
92 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 1.98 Miles DISTANCE

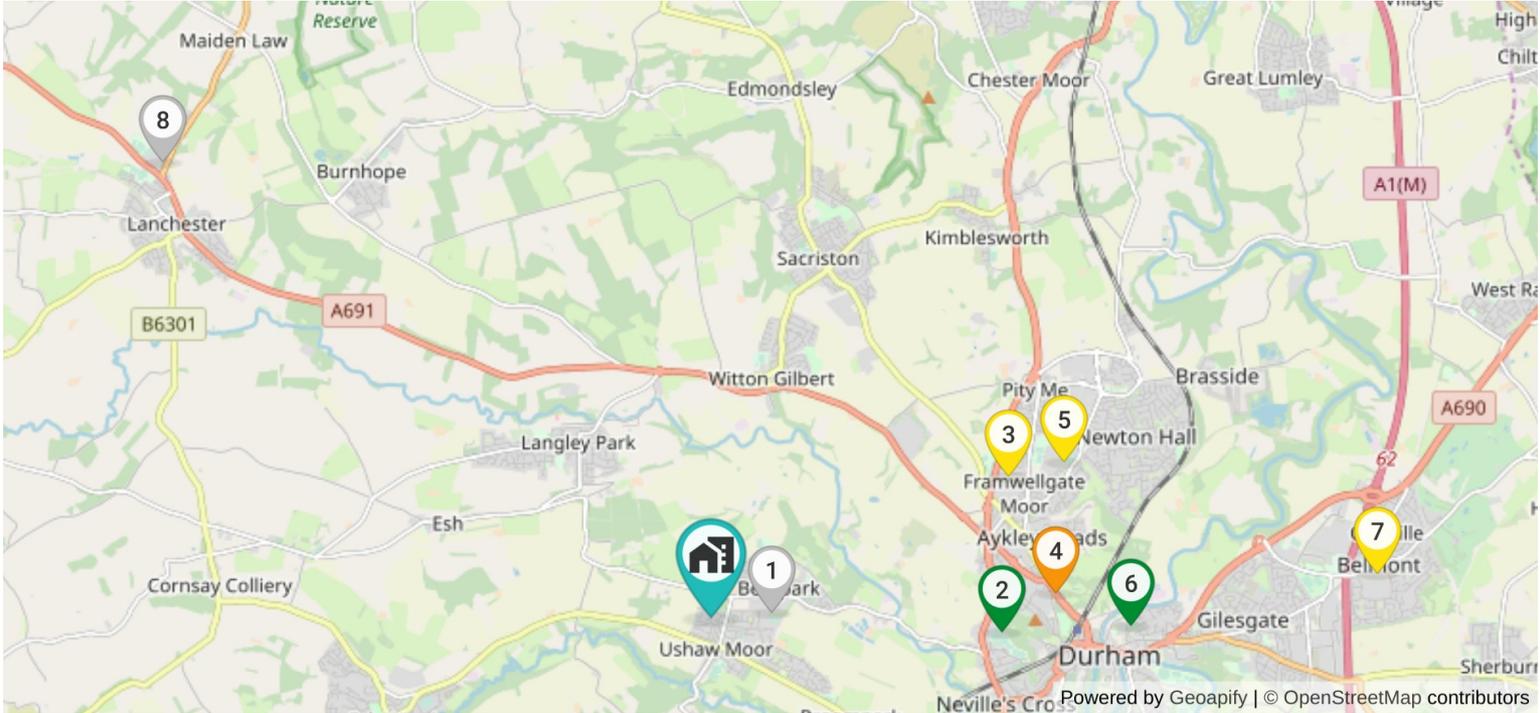
8 **St Michael's Catholic Primary School, Esh Village**
Esh Village, Durham, County Durham, DH7 9QY
159 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 2.01 Miles DISTANCE

NEAREST SECONDARY SCHOOLS

9, Grant Close, Durham, DH7 7RQ



Outstanding Good Requires Improvement Lowest Not Rated



1 **Durham Academy**
Bracken Court, Ushaw Moor, Durham, DH7 7NG
PUPILS **Mixed** **No** **No** **0.43 Miles**
GENDER HAS NURSERY PRIVATE DISTANCE

3 **New College Durham**
Framwellgate Moor Centre, Framwellgate Moor, Durham, DH1 5ES
PUPILS **Mixed** **No** **No** **2.36 Miles**
GENDER HAS NURSERY PRIVATE DISTANCE

5 **Framwellgate School Durham**
Newton Drive, Framwellgate Moor, Durham, DH1 5BQ
1292 **Mixed** **No** **No** **2.76 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE

7 **Belmont Community School**
Buckinghamshire Road, Belmont, Durham, County Durham, DH1 2QP
788 **Mixed** **No** **No** **4.77 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE

2 **Durham Johnston Comprehensive School**
Crossgate Moor, Durham, County Durham, DH1 4SU
1691 **Mixed** **No** **No** **2.07 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE

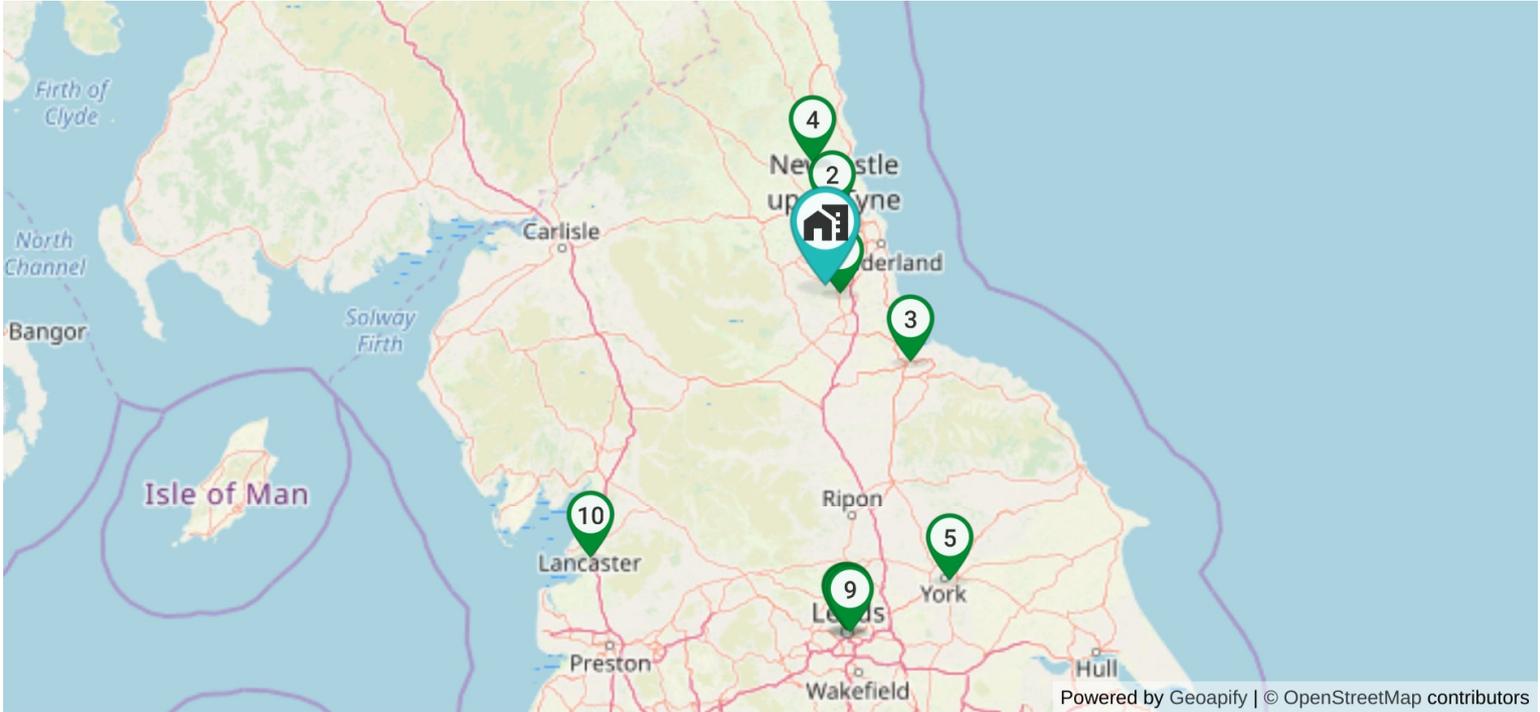
4 **St Leonard's Catholic School, Durham**
North End, Durham, DH1 4NG
1401 **Mixed** **No** **No** **2.46 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE

6 **Durham Sixth Form Centre**
Providence Row, The Sands, Durham, County Durham, DH1 1SG
1829 **Mixed** **No** **No** **3 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE

8 **St Bede's Catholic School and Sixth Form College, Lanchester**
Consett Road, Lanchester, Durham, DH7 0RD
1433 **Mixed** **No** **No** **5.12 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE

UNIVERSITIES & COLLEGES

9, Grant Close, Durham, DH7 7RQ



1 Durham University ★★★★★
 The Palatine Centre, University, Stockton Rd, Durham DH1 3LE, United Kingdom
2.94 Miles
 DISTANCE

3 Teesside University ★★★★★
 Campus Heart, Southfield Rd, Middlesbrough TS1 3BX, United Kingdom
21.93 Miles
 DISTANCE

5 University of York ★★★★★
 Heslington, York YO10 5DD, United Kingdom
62.35 Miles
 DISTANCE

7 University of Leeds ★★★★★
 University of Leeds
67.45 Miles
 DISTANCE

9 The Leeds Conservatoire ★★★★★
 3 Quarry Hill, Leeds LS2 7PD, United Kingdom
68.11 Miles
 DISTANCE

2 Newcastle University ★★★★★
 Newcastle upon Tyne NE1 7RU, United Kingdom
13.77 Miles
 DISTANCE

4 Northumbria University ★★★★★
 Northumbria University, Ellison Pl, Newcastle upon Tyne NE1 8ST, United Kingdom
24.5 Miles
 DISTANCE

6 Leeds University ★★★★★
 Woodhouse, Leeds LS2 9JT, United Kingdom
67.4 Miles
 DISTANCE

8 Leeds Beckett University ★★★★★
 Leeds LS1 3HE, United Kingdom
67.64 Miles
 DISTANCE

10 Lancaster University ★★★★★
 Bailrigg, Lancaster LA1 4YW, United Kingdom
70.28 Miles
 DISTANCE

TRANSPORT LINKS



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AIRPORTS

- 1 Newcastle International Airport, Woolsington, Newcastle upon Tyne NE13 8BZ, United Kingdom
17.89 Miles
- 2 Teesside International Airport, Tees Valley, Darlington DL2 1LU, United Kingdom
20.7 Miles
- 3 Carlisle Lake District Airport, Aviation Way, Carlisle CA6 4NZ, United Kingdom
47.31 Miles

TRAIN STATION

- 1 Durham, Station Approach, Durham DH1 4RB, United Kingdom
2.6 Miles
- 2 Chester-le-Street, Station Rd, Chester-le-Street DH3 3EE, United Kingdom
5.79 Miles
- 3 Bishop Auckland, Newgate Street Bishop Auckland, Newgate St, Bishop Auckland DL14 7EJ, United Kingdom
8.62 Miles



NEAREST HOSPITALS / GP / DENTISTS / NHS

HOSPITALS (NHS)

Lanchester Road Hospital, Durham
Lanchester Road Durham DH1 5RD
1.93 Miles

City Hospitals Sunderland at University Hospital Of North Durham
University Hospital Of Durham Dryburn Hospital Durham DH1 5TW
2.18 Miles

University Hospital Of North Durham
North Road Durham DH1 5TW
2.18 Miles

GP (NHS)

Millyard House
Durham Road Ushaw Moor Durham DH7 7QH
0.38 Miles

Dunelm Medical Practice
Kelvin House Medical Centre 1-2 Victor Terrace Durham DH7 7DG
0.47 Miles

Browney House Surgery
Front Street Langley Park Durham DH7 9YT
1.65 Miles

DENTIST (NHS)

Bennisons Dental Practice
Lowland Road Brandon DH7 8NN
2.16 Miles

Dencall
North Road Durham DH1 5TW
2.18 Miles

Burgess & Hyder
2 Station View Eshwinning DH7 9HW
2.41 Miles

HOSPITALS (CQC)

University Hospital North Durham
North Road Durham DH1 5TW
2.18 Miles

Durham Diagnostics and Treatment Centre
Belmont Industrial Estate Durham DH1 1HP
4.17 Miles

Chester Le Street Community Hospital
Front Street Chester Le Street DH3 3AT
5.63 Miles

GP (CQC)

Dunelm Medical Practice
Kelvin House Medical Centre 1-2 Victor Terrace, Bearpark Durham DH7 7DG
0.47 Miles

Browney House Surgery
Front Street Langley Park Durham DH7 9YT
1.63 Miles

University Hospital North Durham
North Road Durham DH1 5TW
2.18 Miles

DENTIST (CQC)

Bennisons Dental Practice
Lowland Road Brandon Durham DH7 8NN
2.16 Miles

Dencall - University Hospital of North Durham
North Road Durham DH1 5TW
2.18 Miles

Esh Winning Dental Health Centre
2 Station Avenue Esh Winning Durham DH7 9HW
2.41 Miles

RESPONSE TIMES OF NHS SERVICES

Category	Approx. Response Time	
C1	00 hrs 07 mins 00 secs	C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)
C1T	00 hrs 07 mins 57 secs	C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)
C2	00 hrs 34 mins 51 secs	C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)
C3	01 hrs 35 mins 57 secs	C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required
C4	01 hrs 48 mins 06 secs	C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone

BROADBAND & MOBILE

Broadband - Predicted Broadband Speeds



Speed Type	Download Speed	Upload Speed
Basic	11 Mbps	1 Mbps
Ultrafast	10000 Mbps	10000 Mbps

Mobile Coverage - Based on voice calls made



<p>INDOOR SPEED Very Good</p> <p>OUTDOOR SPEED Very Good</p>	<p>INDOOR SPEED Good</p> <p>OUTDOOR SPEED Very Good</p>	<p>INDOOR SPEED Good</p> <p>OUTDOOR SPEED Very Good</p>	<p>INDOOR SPEED Very Good</p> <p>OUTDOOR SPEED Very Good</p>
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DATA PROVIDERS

HM Land Registry 

 Department for Transport

 Office for National Statistics



 Ordnance Survey

Google



 Geoapify





 Care Quality Commission



 Unit 21, Brougham Business Centre

 **Tel: 01913711791**

 Email: helenarcher@igomove.co.uk

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