



High Street South

Langley Moor DH7 8EU

£39,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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High Street South

Langley Moor DH7 8EU



- No chain involved
- EPC RATING - D
- One bedroom

- Investment opportunity
- Around 2 miles from Durham City
- Located on first floor

- Close to local amenities
- Open plan kitchen and living area
- Parking to the rear

Venture Properties are now in receipt of an offer for the sum of £30,500 for Flat 3, 49 High Street South, Langley Moor, DH7 8EU. Anyone wishing to place an offer on this property should contact Venture Properties, 0191 372 9797, durham@venturepropertiesuk.com before exchange of contracts.

This one bedroom first floor flat, available with no chain involved is situated in the sought after location of Langley Moor, around 2 miles from Durham City and with a wide range of local amenities on the doorstep.

An ideal investment opportunity with potential rental income up to £500 PCM, the property comprises of a communal entrance, hall, open plan living area and kitchen, double bedroom and shower room/WC. Externally there is parking to the rear.

FIRST FLOOR

Hall

With laminate flooring.

Open Plan Living Area

Spacious open planing living area and kitchen. Having

two UPVC double glazed windows to the front, laminate flooring and radiator.

Kitchen

Fitted with wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in oven, gas hob with extractor over and plumbing for a washing machine.

Bedroom

Double bedroom with a UPVC double glazed window and radiator.

Shower Room

Comprising of a shower cubicle, wash basin and WC.

EXTERNAL

There is parking to the rear of the property.

www.venturepropertiesuk.com

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The architect, planner and developer make no claim to be licensed and no guarantee as to their capability or efficiency can be given. Made with Mapbox ©2024



Property Information

EPC RATING - D : TENURE - LEASEHOLD : COUNCIL TAX BAND - A

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