



Lime Terrace

Langley Park DH7 9SN

£57,950





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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Lime Terrace

Langley Park DH7 9SN



- Chain free sale
- EPC Rating - C
- In need of some modernisation

- End terraced house
- Two double bedrooms
- Sensibly priced

- Larger than average front garden
- Popular village location
- Perfect for investors

1 Lime Terrace, Langley Park, DH7 9SN.

We are acting in the sale of the above property and have received an offer of £ 50,000 on the above property.

Any interested parties must submit any higher offers in writing to Venture Properties, 4 New Elvet, Durham, DH1 3AQ 0191 372 9797 durham@venturepropertiesuk.com before exchange of contracts takes place

Available for sale with no chain involved, early viewing of this two bedroom end of terrace house in the popular village of Langley Park, is highly recommended. In need of some modernisation, the property would be the perfect investment purchase with potential rental income of up to £600 PCM.

Having a floor plan comprising of an entrance hall, living room and kitchen/diner. To the first floor are two double bedrooms and a bathroom/WC. The property enjoys a larger than average garden to the front and an enclosed yard to the rear.

Lime Terrace lies in a central village position, within

walking distance to a wide variety of local amenities including a range of shops and a primary school. There are also good road links and regular public transport services to Durham City and surrounding areas.

GROUND FLOOR

Entrance Hall

Entered via UPVC door. With stairs leading to the first floor and door to the living room.

Living Room

14'3" x 13'0" (4.35 x 3.97)

Spacious reception room with a UPVC double glazed window to front, feature fireplace, two storage cupboards and a radiator.

Kitchen/Diner

16'2" x 6'5" (4.95 x 1.98)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink unit with mixer tap, a built in electric oven and gas hob with stainless steel extractor over and plumbing for a washing machine. Further features include two UPVC double glazed windows to the rear, UPVC double glazed external door, wall mounted combi gas central heating boiler and radiator.

FIRST FLOOR

Landing

With loft hatch.

Bedroom One

12'11" x 11'11" (3.95 x 3.64)

Generous double bedroom with a UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom Two

9'2" x 8'11" (2.80 x 2.74)

The second well proportioned bedroom is situated to the rear of the property with a UPVC double glazed window and radiator.

Bathroom/WC

6'11" x 5'8" (2.11 x 1.73)

Comprising of a panelled bath with mains fed shower over, pedestal hand wash basin and WC. Having part tiled walls, radiator and a UPVC double glazed opaque window to the rear.

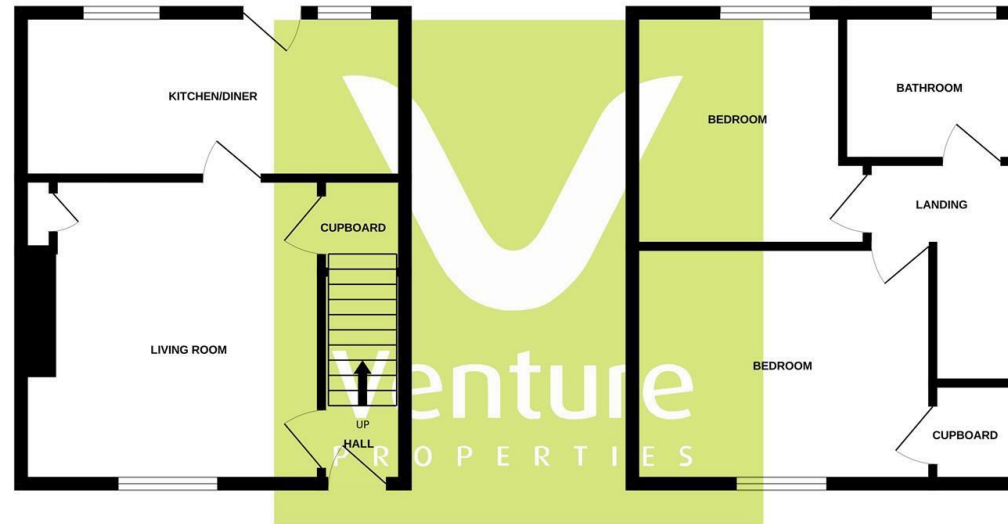
EXTERNAL

There is a garden to the front of the property extending out to the side, whilst to the rear is an enclosed yard with shed.

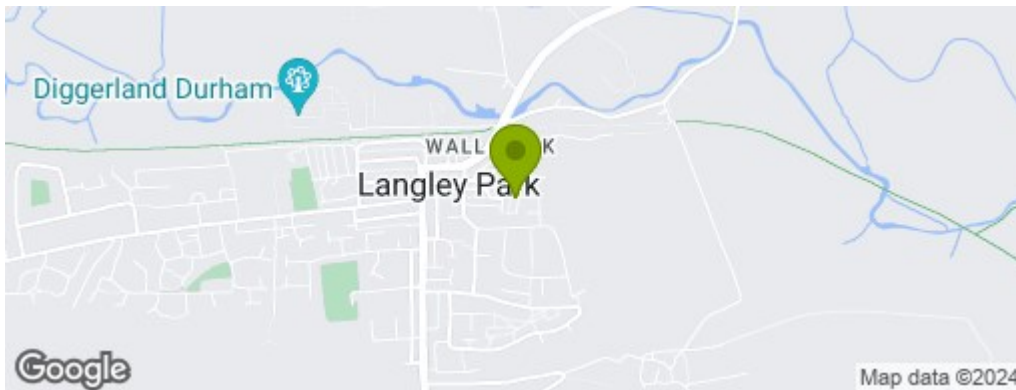
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GROUND FLOOR

FIRST 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

EPC Rating - C Tenure - Freehold Council Tax Band - A

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