



## Front Street

Langley Park DH7 9SD

Offers In The Region Of £139,950







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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# Front Street

Langley Park DH7 9SD



- No chain involved
- EPC RATING - TBC
- Four bedrooms

- Rarely available opportunity
- In need of some modernisation
- Two/three reception rooms

- Popular village location
- Lots of potential
- Garden room and Pantry

Venture Properties are delighted to offer the opportunity to purchase with no onward chain, this large four bedroom end of terrace house, located in the popular village of Langley Park.

Located in the heart of the village, the property is within walking distance of local shops, amenities and transport services. The property has been owned by the current owners for more than 40 years and whilst in need of some modernisation, has been well maintained and has lots of potential.

The spacious floor plan comprises to the ground floor of an entrance hall, generous living room, dining room, further storage/reception room, garden room, kitchen and pantry. To the first floor there are four bedrooms and a family bathroom. Externally there is a courtyard garden and a 22ft long garage to the rear.

Viewing is essential for full appreciation.

## GROUND FLOOR

### Hall

Entered via composite door. With a radiator and internal door to the living room.

### Living Room

21'4" x 15'0" (6.52 x 4.58)

Large reception room with UPVC double glazed windows to the front and side, fireplace, coving, ceiling rose, two radiators and stairs leading to the first floor.

### Dining Room

14'9" x 14'4" (4.52 x 4.37)

Further spacious reception room with a UPVC double glazed window to the side, window to the garden room, gas fire having a back boiler, coving and ceiling rose.

### Store Room/Reception Room

14'9" x 6'8" (4.52 x 2.05)

Currently used for storage but could be used as further reception space, subject to requirements. With a window to the garden room and stairs leading down to the cellar. The cellar provides ample storage space and has lighting.

### Kitchen

13'5" x 7'10" (4.10 x 2.41)

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a gas cooker with extractor over, fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window to the side, tiled splashbacks, radiator and stable door to the garden room.

### Pantry

6'1" x 5'9" (1.87 x 1.76)

With a window to the side.

### Garden Room

12'7" x 5'10" (3.86 x 1.78)

With windows and a door to the rear and tiled floor.

## FIRST FLOOR

### Landing

A spacious landing with UPVC double glazed window to the side, airing cupboard, radiator and access to the loft.

### Bedroom One

14'0" x 11'11" (4.28 x 3.65)

Generous double bedroom with UPVC double glazed window to the front, built in wardrobe and radiator.

### Bedroom Two

10'4" x 6'7" (3.15 x 2.02)

Having a UPVC double glazed window to the rear and radiator.

### Bedroom Three

9'4" x 7'2" (2.87 x 2.20)

With a UPVC double glazed window to the side and radiator.

### Bedroom Four

11'7" x 9'3" (3.54 x 2.83)

Having a UPVC double glazed window to the front and radiator.

### Bathroom/WC

9'6" x 6'9" (2.90 x 2.08)

Comprising of a panelled bath, cubicle with electric shower, hand wash basin set to a vanity unit, WC, radiator and UPVC double glazed opaque window to the rear.

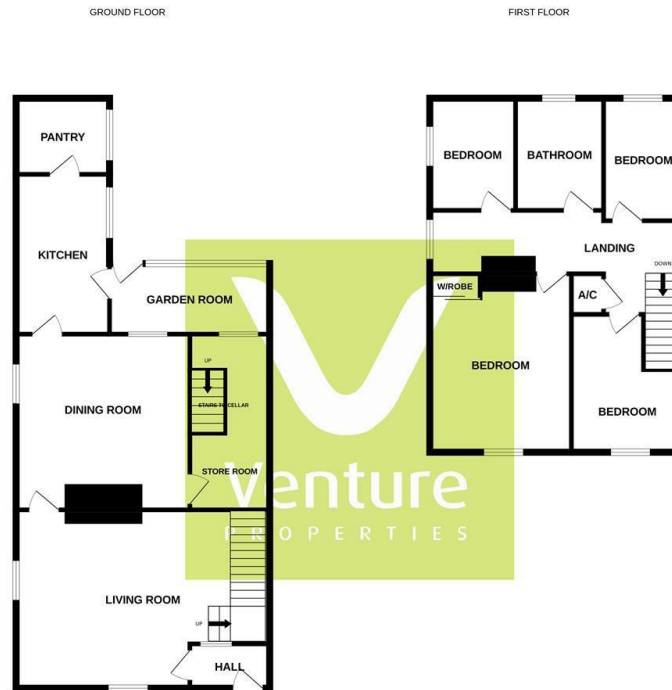
## EXTERNAL

To the rear of the property is an enclosed courtyard garden accessed via double gates.

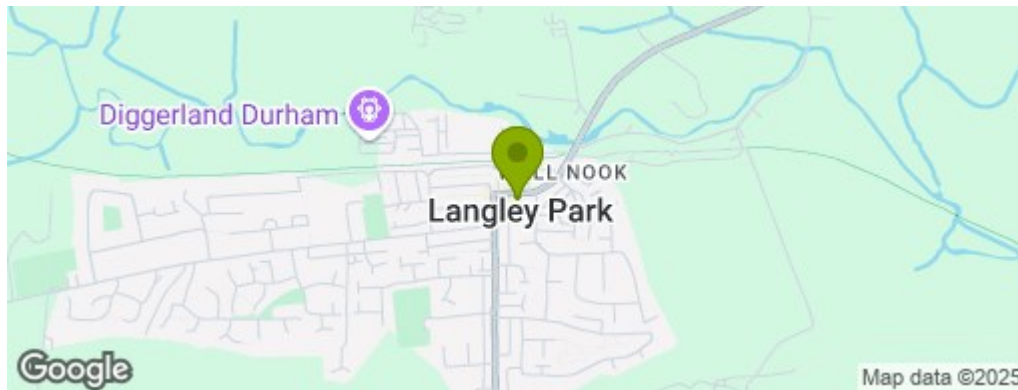
### Garage

22'4" x 8'4" (6.83 x 2.55)

Having an up and over door, window to the side, door to the garden, power and lighting.



While 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 that agent's property only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
Made with MapGen 10000



## Property Information

Tenure: TBC

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with Three and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade : TBC

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL  
durham@venturepropertiesuk.com