



**Elm Street**

Langley Park DH7 9SU

**Offers In The Region Of £65,000**





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

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# Elm Street

Langley Park DH7 9SU



- Investment opportunity
- EPC RATING - C
- Refitted shower room

- Rental income up to £600 PCM
- Close to amenities
- Combi gas central heating

- Popular village location
- Two bedrooms
- Sensibly priced

Located in the popular village of Langley Park, which enjoys a wide range of amenities, this two bedroom terraced house would be a great rental investment, with potential rental income up to £600 PCM.

The floor plan comprises to the ground floor of a spacious living room leading through the kitchen/diner. To the first floor is a generous double bedroom, further well proportioned bedroom, as well as a refitted bathroom. Externally there is a paved garden to the front and enclosed rear yard.

The property has gas central heating and UPVC double glazing.

Viewing is highly recommended.

## GROUND FLOOR

### Entrance Hall

Entered via UPVC double glazed door. With a door to the living room.

### Living Room

14'9" x 14'4" (4.52 x 4.39)

Spacious living room with stairs to the first floor, double glazed window to the front and double radiator.

### Kitchen/Diner

16'9" x 6'5" (5.13 x 1.96)

Fitted with a modern range of base units having contrasting worktops incorporating a stainless steel sink and drainer unit, built in stainless steel electric oven and hob with extractor over. Further features include tiled flooring, a UPVC double glazed window, radiator and door to the rear yard.

## FIRST FLOOR

### Landing

### Bedroom One

12'7" x 11'1" (3.84 x 3.38)

Double bedroom situated to the front of the property with a UPVC double glazed window, cupboard housing combi gas central heating boiler and radiator.

### Bedroom Two

9'4" x 8'7" (2.87 x 2.64)

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

### Bathroom/WC

6'2" x 5'6" (1.90 x 1.68)

Fitted with a modern white suite comprising of a cubicle with mains fed shower over, hand wash basin and WC. Having tiled splashbacks, tiled flooring, extractor and a UPVC double glazed window to the rear.

## EXTERNAL

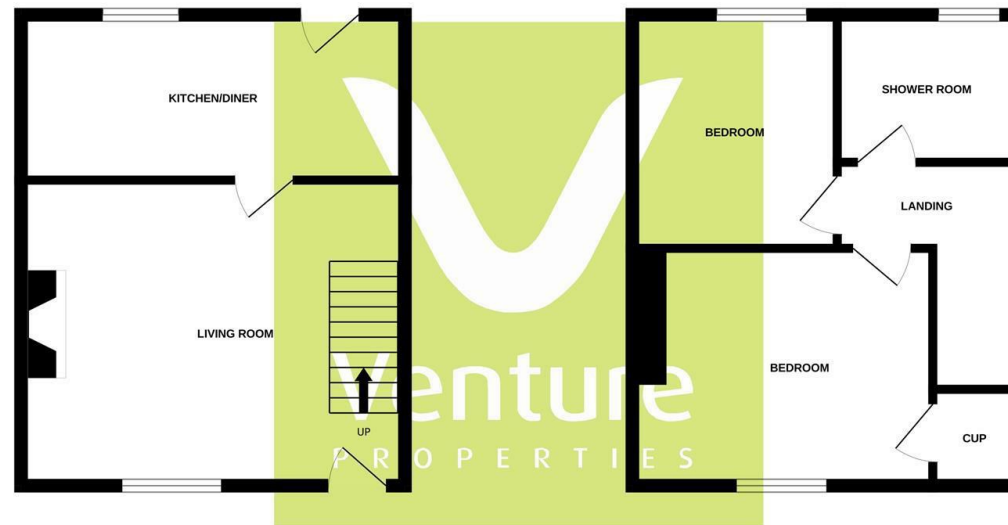
To the front of the property there is a wall enclosed paved garden and to the rear of the property there is a yard.

## AGENT NOTES

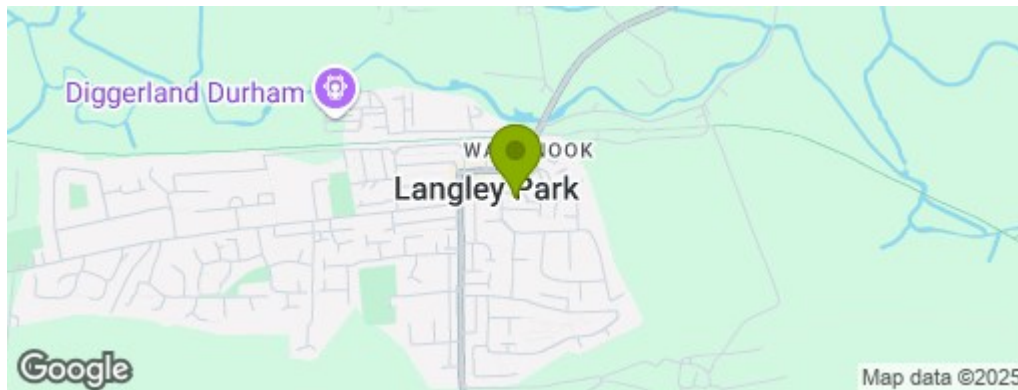
Please note that the marketing photos were taken prior to the property being occupied and the decor/condition may have changed.

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

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 48 Mbps.

Mobile Signal/coverage: Likely with 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 C

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

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