



Lynes Drive

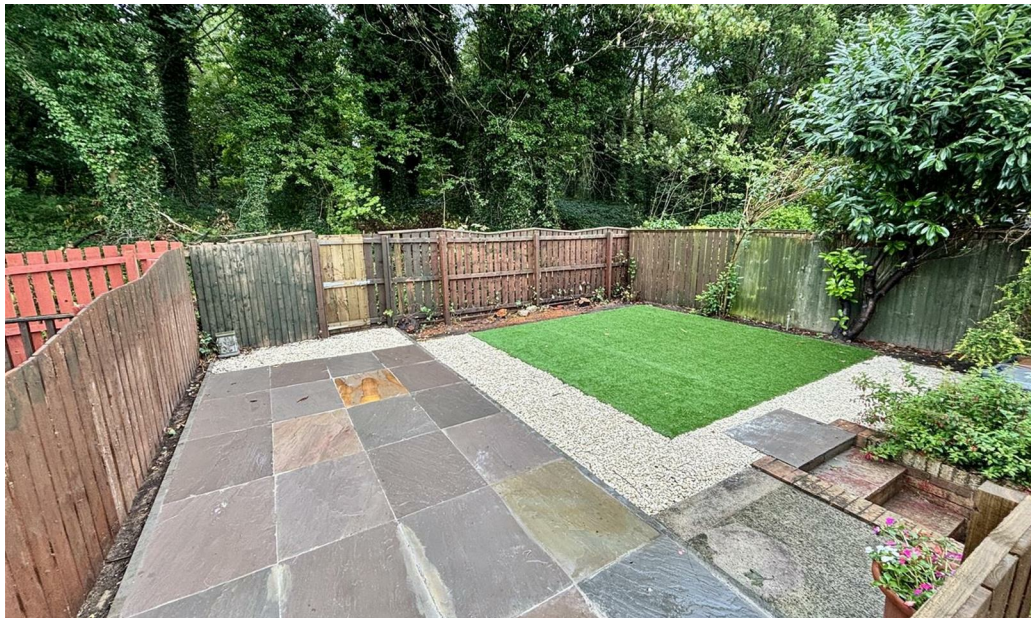
Langley Moor DH7 8LY

Offers In The Region Of £225,000





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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Lynes Drive

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- No chain involved
- EPC Rating - D
- Backing on to woodland at the rear

- Highly sought after estate
- Walking distance to local amenities
- Some new floorings

- Durham Johnston catchment area
- Easy access to Durham City approximately 2 miles distant
- Three double bedrooms

Available for sale with no chain involved, this spacious three bedroom detached house is located on a sought after residential development, within easy reach of Durham City and a wide range of local amenities. The property also falls in to the catchment area for highly regarded schools including Durham Johnston secondary school.

With recent improvements to the garden and some new floorings, the accommodation comprises of an entrance porch, generous open plan living and dining room and fitted kitchen. To the first floor there are three double bedrooms and a family bathroom/wc. Externally there are gardens to the front and rear which overlooks woodland, a double driveway for off street parking and integral garage.

Early viewing is recommended to avoid disappointment.

GROUND FLOOR

Entrance Porch

Entered via composite door. With double glazed windows to the front and side.

Open Plan Living and Dining Room

25'1" x 10'11" (7.65 x 3.35)

Generous open plan living area with a double glazed bay window to front, UPVC double glazed window to the rear, two radiators, laminate flooring, coving, feature fireplace and stairs leading to the first floor.

Kitchen

10'7" x 9'3" (3.23 x 2.84)

Fitted with a range of wall and floor units having contrasting work tops incorporating a sink and drainer unit with mixer tap, plumbing for a washing machine, a built in oven and hob with stainless steel extractor over. Further features include a breakfast bar, radiator, laminate flooring, tiled splash backs, a wall mounted combi gas central heating boiler, recessed spotlighting, a UPVC double glazed window to rear and UPVC double glazed external door.

FIRST FLOOR

Landing

With a storage cupboard.

Bedroom One

12'2" x 10'0" (3.71 x 3.07)

Generous double bedroom situated to the front of the property with a UPVC double glazed window, fitted wardrobes and radiator.

Bedroom Two

10'2" x 9'10" (3.10 x 3.00)

Double bedroom with a UPVC double glazed window to the rear, radiator, loft access and storage cupboard.

Bedroom Three

9'8" x 9'3" (2.97 x 2.82)

Further double bedroom situated to the front of the property with a UPVC double glazed window, fitted wardrobe and radiator.

Bathroom/WC

Fitted with a white suite comprising of a cubicle with mains fed shower over, WC and wash basin inset to a vanity unit. Having tiled splashbacks, heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the rear.

EXTERNAL

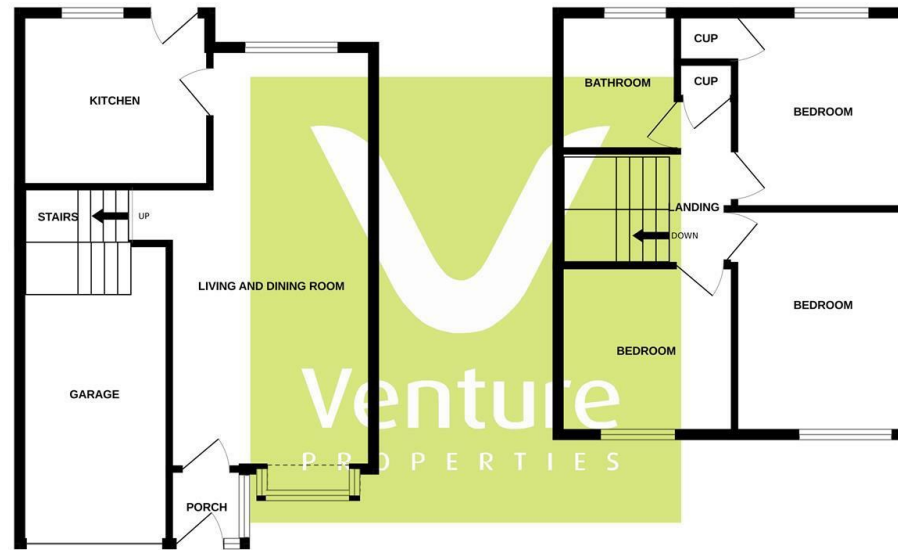
To the front of the property is a block paved driveway and low maintenance garden, whilst to the rear is an enclosed garden which backs on to woodland. It has an artificial lawn, patio area and shed.

Garage

Integral single garage with up and over door, power and lighting.

GROUND FLOOR

FIRST FLOOR



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 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 10000 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,268 (Maximum 2025)

Energy Performance Certificate Grade D

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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