



Park View

Langley Moor DH7 8JU

Offers In The Region Of £125,000





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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Park View

Langley Moor DH7 8JU



- Excellent location close to amenities
- EPC RATING - D
- In the catchment area for highly regarded schools

- Modern kitchen and bathroom
- Regular public transport services
- Two double bedrooms

- Spacious living accommodation
- Good road links via the A690
- Freshly decorated

Situated in the highly sought after location of Langley Moor, within easy reach of Durham City and local amenities this much improved two bedroom end terrace home is in a ready to move in to condition and available with no chain involved. The property would also make an excellent investment opportunity having been previously rented for several years.

Neutrally decorated throughout, with new carpets the modern accommodation comprises of an entrance vestibule, spacious living room, dining room and contemporary refitted kitchen with stainless steel appliances. To the first floor is a generous double bedroom, further well proportioned bedroom and modern refitted bathroom. Externally there is an enclosed garden to the front and a yard to the rear.

The property is within the catchment area of highly regarded schools including Durham Johnston. It also has good road links for commuting via the A690 and a regular public transport service.

Properties of this nature prove very popular, therefore early viewing is highly recommended.

GROUND FLOOR

Entrance Vestibule

Entered via composite door. Leading through to the living room.

Living Room

14'2" x 13'11" (4.34 x 4.26)

Spacious reception room having a UPVC double glazed window to the front and radiator.

Dining Room

8'5" x 7'8" (2.57 x 2.36)

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

Kitchen

16'5" x 7'0" (5.02 x 2.15)

Open plan to the dining room creating a fantastic space for entertaining the refitted kitchen comprises of a range of base and wall units having contrasting worktops incorporating a stainless steel sink unit with mixer tap, built in stainless steel oven, electric hob and washing machine. Further features include a UPVC double glazed window to the rear, door to the side and radiator.

FIRST FLOOR

Landing

Storage cupboard with gas central heating boiler.

Bedroom One

13'10" x 12'10" (4.23 x 3.93)

Double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

9'10" x 7'10" (3.00 x 2.39)

Well proportioned second bedroom with a UPVC double glazed window to the rear, coving and radiator.

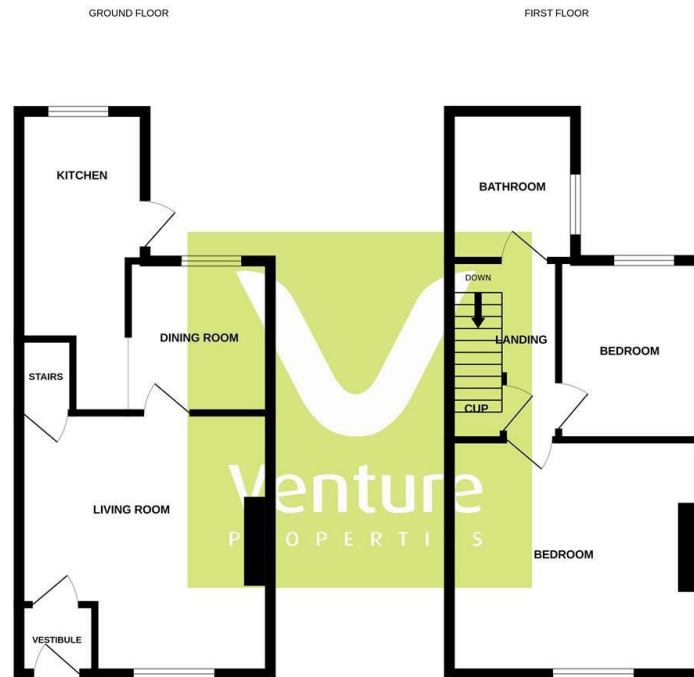
Bathroom/WC

6'11" x 6'11" (2.13 x 2.11)

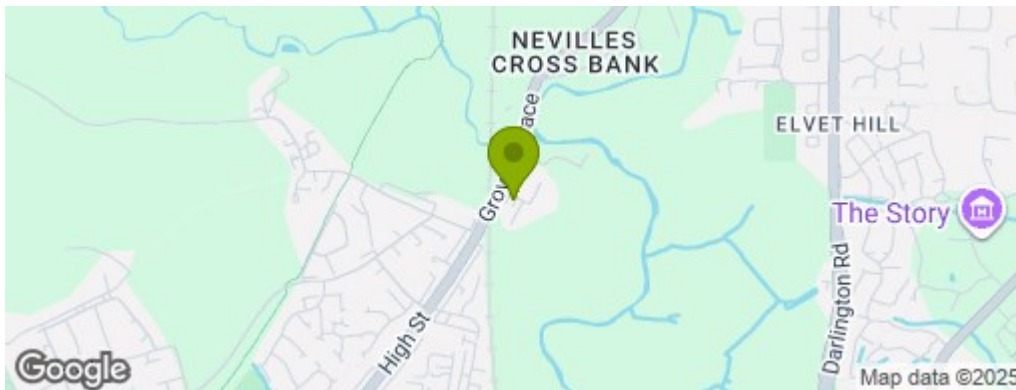
Fitted with a stylish white suite comprising of a panelled bath with shower over, pedestal hand wash basin and WC. Having a UPVC double glazed opaque window to the side, tiled splashbacks and radiator.

EXTERNAL

To the front of the property is an enclosed garden. To the rear is a wall enclosed yard.



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 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 1800 Mbps.

Mobile Signal/coverage: 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 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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