

**STUART
EDWARDS**



Black Road

Langley Moor, Durham DH7 8LW

- Available December 2024
 - Two Bedrooms
 - Convenient Location
 - Updated Kitchen
- £910 pcm or £105 per week per person
- Professionals and Students Welcome
 - Recently Modernised
 - Bathroom
- Close To Local High Street
 - Available Furnished

£895 PCM

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

****AVAILABLE DECEMBER 2024** **PROFESSIONALS & STUDENTS WELCOME** **MODERNISED HOUSE CLOSE TO LOCAL HIGH STREET**** We offer to let this beautifully modernised, conveniently located 2 bedroom mid terraced property, having been recently updated to include modern kitchen & bathroom. Internally, the layout comprises: entrance hall, living room with decorative feature fireplace, open plan kitchen and dining room and rear lobby/utility. To the first floor there is a large master bedroom, a well proportioned second bedroom and bathroom fitted with white suite with over-bath mains shower. Externally there are low maintenance courtyard gardens to the front and rear. EPC Rating D.

The property occupies a pleasant position in the centre of Langley Moor where there are a good range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately two and a half miles away. The property is within a couple of minutes of excellent public transport links into Durham.

Additional Information

Available December 2024 on a long term basis, min. 12 month tenancy, professionals and students accepted, no pets, fully furnished. Price £910 PCM or £105 per person per week based on 2 sharing, excluding bills. Garage NOT included.

AREA INFORMATION

The property occupies a pleasant position in the centre of Langley Moor where there are a good range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately two and a half miles away.

LOUNGE

14'11" x 14'11"

KITCHEN/DINER

14'11" x 8'8"

BEDROOM 1

15'1" x 11'7"

BEDROOM 2

9'1" x 9'0"

BATHROOM

9'0" x 5'8"

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8634-7928-1120-2368-2996>

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

