



Park View

Langley Moor DH7 8JU

£995 Per Calendar Month





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 firm's 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



- Perfect for student and sharers
- EPC RATING - D
- Outside space

- Available on a furnished basis
- Newly fitted kitchen with appliances
- Close to a range of local shops and amenities in Langley Moor

- Newly refurbished
- Recently installed combi boiler
- Easy access to Durham City

Available immediately on a furnished basis, this newly refurbished property in Langley Moor, boasts two bedrooms and two reception rooms. It is perfect for either professionals or students. The property features a newly fitted kitchen, new floorings and a newly installed boiler adding a touch of luxury to this lovely home.

Conveniently situated close to local shops and amenities, you'll have everything you need right at your doorstep. For students or sharers, this house is an ideal choice due to its layout and location. It is within easy reach of Durham City and has good public transport links.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Vestibule

Entered via UPVC door. With laminate flooring and an internal door to the living room.

Living Room

Spacious reception room with a UPVC double glazed window to the front, feature fireplace, laminate flooring and radiator. Having two leather sofas and two shelving units.

Dining Room

Open plan to the living room with a UPVC double glazed window to the rear, laminate flooring and radiator. Having a dining table and chairs.

Kitchen

Newly fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, a washing machine and fridge/freezer. Further features include a UPVC double glazed window to the rear, radiator and external door to the rear yard.

FIRST FLOOR

Landing

With two useful storage cupboards.

Bedroom One

Generous double bedroom with a UPVC double glazed window to the front, radiator, a double bed, desk and chair, as well as fitted wardrobes which also house the newly refitted combi gas central heating boiler.

Bedroom Two

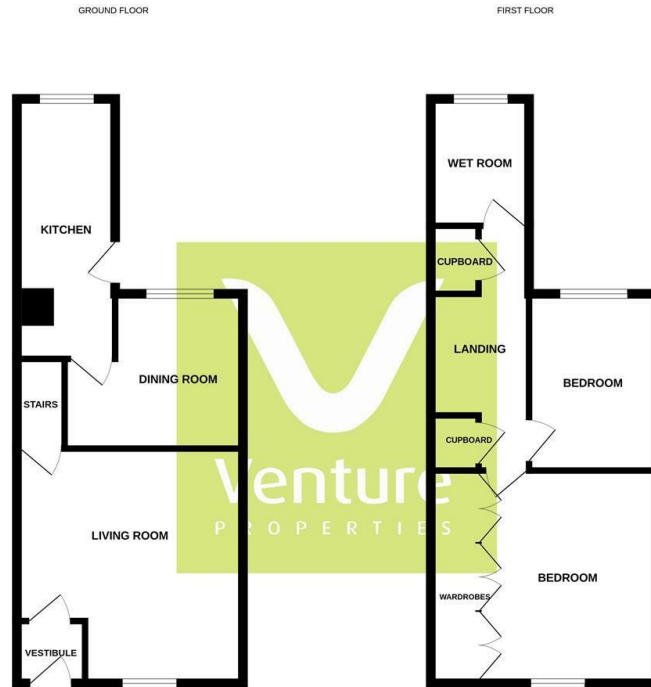
Further well proportioned bedroom with a UPVC double glazed window to the rear, radiator, double bed and chair.

Wetroom/WC

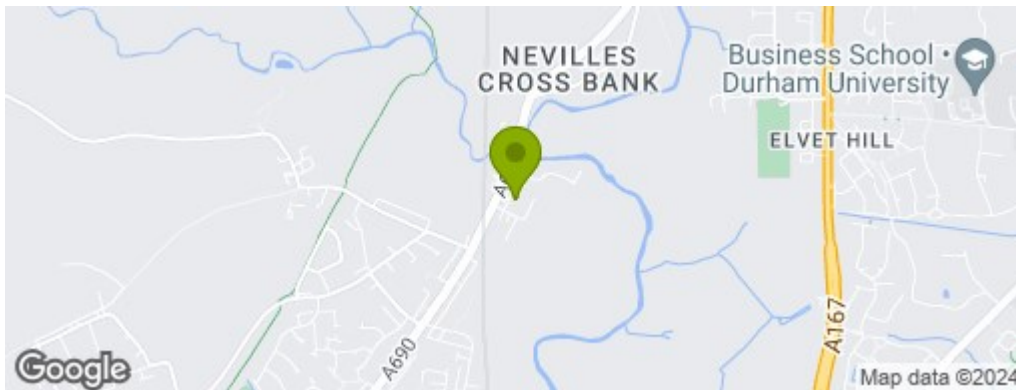
Comprising of an electric shower, pedestal wash basin, WC, fully tiled walls, radiator, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

There is a garden to the front and an enclosed yard to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for only prospective purchase. The services, systems and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox 10/24



Property Information

EPC RATING - D : COUNCIL TAX BAND - A : FURNISHED

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