



## 9 East Clere

Langley Park, Durham, DH7 9XY

**Guide Price £105,000**



Igomove are pleased to bring to the market this beautifully presented, two bedroom Semi-Detached home in the popular village of Langley Park, benefitting from an array of amenities nearby including, both primary and secondary schools, shops, cafes, pubs and bus services. This well presented home provides; two double bedrooms, beautiful family bathroom, well equipped kitchen, spacious living room, a beautiful garden room, with stunning decor throughout, an enclosed rear garden, and front driveway for upto 3 cars, this property benefits from uPVC double glazing and gas central heating. The village lies within 5 miles of Durham City Centre. Perfect for first time buyers and investors, don't delay to book in a viewing.

The property is Freehold

Local Authority Council Tax Band A

EPC rating D



Well-presented frontage, with block paved drive for upto 3 cars, then steps leading upto uPVC front door entrance;

Front entrance hall with side elevation window, carpeted stairs to the first floor accommodation, single radiator, immaculate décor and attractive grey wood effect laminate floor throughout the ground floor.

Through a decorative archway into spacious lounge with bay window to the front elevation fitted with white venetian blinds, attractive décor throughout, beautiful decorative coving, modern gas fire with stunning mantel and surround, two modern light fittings, double radiator and patio doors leading into bright and airy garden room – previously a conservatory and recently altered to a modern, solid roof, it is fitted with white venetian blinds and has patio doors out onto rear lawned garden.

The bright kitchen with dual aspect windows is fitted with white units and white marble effect worktops, it has a range of wall and base cabinets, white splash back tiles, space for electric double oven, fitted stainless steel extractor, plumbing and space for washing machine and seperate tumble dryer, stainless steel 1 ½ sink bowl with chrome mixer tap, space for large modern fridge freezer.

To the first-floor, newly carpeted stairs and landing access to;

Modern recently fitted family bathroom comprising bath with mains shower attachment and glass shower screen, close coupled WC and wash basin vanity unit in simple white, the suite is a desirable white porcelain with chrome fittings, complimentary neutral travertine tiling.

Bedroom one is a large double with two windows to the front elevation fitted with white venetian blinds, a walk-in fitted storage/ wardrobe, impeccable decor, superb flooring, double radiator.

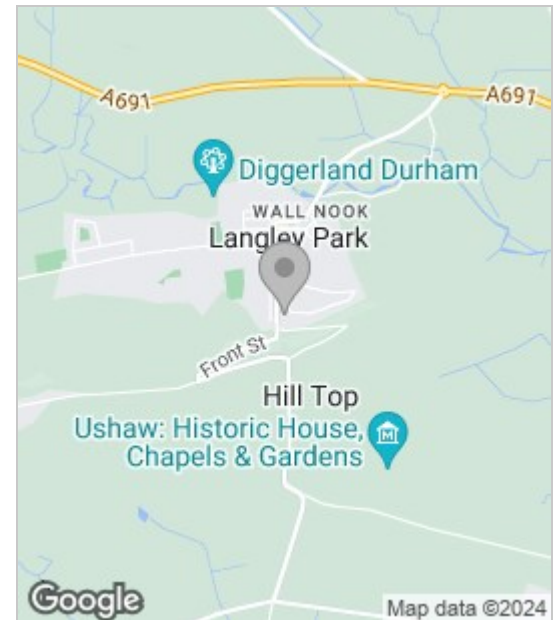
Bedroom two is also of double proportions with one large rear aspect window fitted with white venetian blinds, convenient fitted storage cupboard/wardrobe, immaculate décor, laminate flooring, double radiator.

On the landing there is a loft hatch with fitted pull down ladder upto boarded loft.

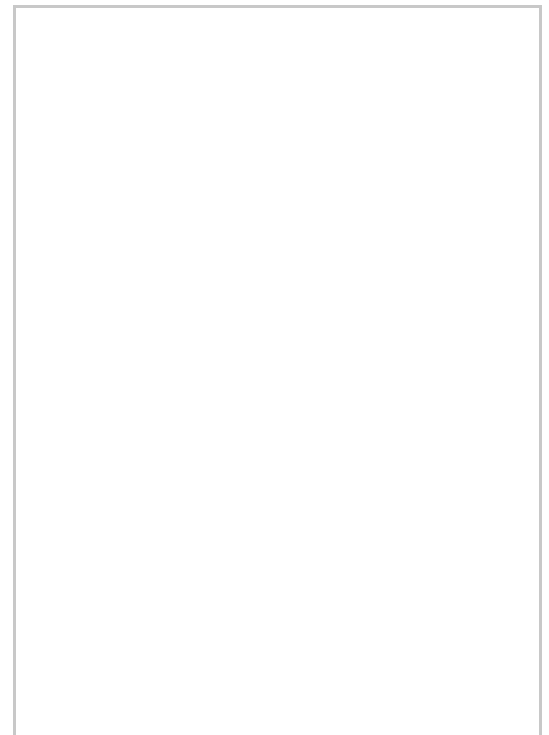
To the rear of the property is an enclosed garden, half laid to lawn and the remaining is patio leading onto a brick built storage outhouse to the side, then through side gate leads back to the block paved drive with space for upto 3 cars.

The accommodation is warmed by Gas central heating, Combination boiler fitted approximately 3yrs ago. The property also has the benefit of having cavity wall insulation. Located in a popular residential area with a wealth of family orientated amenities close by, to view contact the team at Igomove who will be privileged to assist.

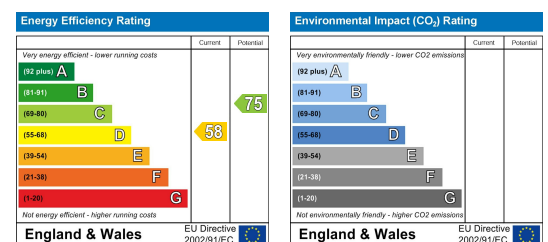
## Area Map



## Floor Plan



## Energy Efficiency Graph



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