

STUART EDWARDS



High Street South

Langley Moor, Durham DH7 8JW

- INVESTMENT OPPORTUNITY
- COMMERCIAL UNIT WITH RESIDENTIAL ACCOMMODATION
- NO ONWARD CHAIN
 - 2 BEDROOMS
- LOUNGE & DINING ROOM
- PROMINENTLY POSITIONED
- FREEHOLD
- REAR YARD AND OUTHOUSE
- KITCHEN & BATHROOM

Offers In The Region Of £130,000

Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

We bring to the market this prominently positioned commercial unit with residential accommodation above.

Freehold and available with no onward chain.

The commercial unit has a main room with bay window and in addition there's a storage room and cloakroom/wc. The residential accommodation is situated over two floors and is accessed from the rear yard area from the lane. Internally there's a kitchen, dining room and bathroom. A staircase with large under stair storage cupboard leads to the first floor with landing, large built-in cupboard, lounge with bay window and 2 bedrooms.

Externally there's a large brick built outhouse located in the yard.

This is an ideal investment opportunity with great potential.

Internal inspection is essential.

AREA INFORMATION

Langley Moor is well served with a wide range of local amenities including, supermarkets, library, post office primary/junior school and children's nursery. Also within walking distance there is a doctors surgery and pharmacy. The local sports centre is close by and this property also falls within the Durham Johnson School catchment area.

Durham City is situated approximately 2 miles away.

DIMENSIONS

SHOP UNIT

Main room - 5.33m x 4.14m plus bay window

Store - 2.21m x 1.04m

WC - 1.08m x 0.72m

RESIDENTIAL ACCOMMODATION

Kitchen - 3.42m x 1.86m

Bathroom - 2.62m x 1.64m

Dining Room (ground floor) - 4.37m x 2.66m

Lounge (first floor) - 4.27m x 3.17m

Bedroom 1 - 4.14m x 3.51m

Bedroom 2 - 3.19m x 2.12m

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0745-2845-6697-9698-8821>

Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

Important Info

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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1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.

