

STUART EDWARDS



Quebec Street

Langley Park, Durham DH7 9UU

- Large Terraced House
 - Lounge
- Gas Ch Via Combi Boiler
 - Rear Yard
- 3 Good Sized Bedrooms
 - Kitchen/Dining Room
 - Upvc Double Glazing
 - No Onward Chain

Offers In The Region Of £91,500



FULL DESCRIPTION

Large mid terraced house available with early vacant possession and no onward chain.

An ideal first time buyer home or investment opportunity.

The spacious internal living accommodation comprises, entrance hallway, lounge, kitchen/dining room with space for a dining table, rear entrance lobby and a side storage area which is the full length of the property.

Stairs from the hallway lead to the first floor landing with loft access, 3 bedrooms and bathroom with shower.

Externally there is on street parking and yard to the rear.

Having gas central heating and UPVC double glazing.

The property has been partially refurbished with new floor coverings and redecoration throughout. Langley Park is a Village with its own shops and amenities and local Primary School. Good road links and a local bus network provide easy commuting throughout the region. Durham City lies approximately 6 miles away.

Viewings are recommended.



ENTRANCE

With stairs to the first floor landing.

LOUNGE

11'8" x 15'1"

Radiator and feature fireplace with freestanding electric fire.

KITCHEN/DINING ROOM

14'7" x 15'3"

Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Double radiator, wall mounted gas combi boiler, tiled splashbacks, under stair storage cupboard, vinyl flooring and plumbed for automatic washing machine. Space for a dining table.

REAR ENTRANCE

Door to rear yard and door o side storage.

LANDING

With loft access.

BEDROOM 1

12'0" x 15'3"

Radiator.

BEDROOM 2

10'9"nx 12'7"

Radiator and two built-in cupboards.

BEDROOM 3

6'3" x 10'11"

Radiator and bulkhead cupboard

BATHROOM

White suite comprising: low level wc, pedestal wash basin, panel bath with electric shower over, tiled walls, vinyl flooring and radiator.

LARGE REAR YARD

With raised planter.

Freehold

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

EPC

EPC Rating -

EPC Link -

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Property Portals

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

Free Valuation!

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A
EPC Rating: C



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.