

**STUART
EDWARDS**



Elm Street

Langley Park, Durham DH7 9SU

- End Terraced House
- Lounge & Kitchen
- Front Garden & Rear Yard
- Boiler Installed February 2021
- 2 Double Bedrooms
- Bathroom
- No Onward Chain
- UPVC Double Glazing

Offers In The Region Of £74,950



Council Tax Band: A
EPC Rating:

FULL DESCRIPTION

Affordably priced end terraced house, an ideal first time buyer property.
The living accommodation comprises: UPVC entrance door, lounge and fitted kitchen with integrated oven and hob.
To the first floor: landing, 2 double bedrooms and a modern family bathroom.
Externally there's on street parking, front garden and paved yard to the rear.
Benefiting from a newly installed gas central heating boiler fitted in February 2021, updated electrics and UPVC double glazing.
Available with no onward chain, viewings are recommended.

UPVC ENTRANCE DOOR

LOUNGE

15'10" x 14'5"
Modern feature fire surround with inset electric fire, double radiator, coved ceiling, laminate flooring and open staircase leading to the first floor landing.

KITCHEN

15'8" x 6'9"
Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Integrated electric oven and hob. Ceramic tiled flooring, feature tiled walls, double radiator, extractor fan, plumbed for automatic washing machine and UPVC rear entrance door.

FIRST FLOOR LANDING

BEDROOM 1

12'7" x 12'1"
Radiator and built-in cupboard housing the central heating boiler.

BEDROOM 2

9'6" x 9'4"
Radiator.

BATHROOM

White suite comprising: low level wc, vanity unit with inset wash hand basin, panel bath with bath tap shower fitting, fully tiled, laminate ceiling and chrome heated towel rail.

EXTERNALLY

Garden to the front and paved yard to the rear.

TENURE - FREEHOLD

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

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.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

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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.

