

STUART EDWARDS



Willow Park

Langley Park, Durham DH7 9FF

- STONE FRONTED DETACHED HOUSE
 - 4 DOUBLE BEDROOMS
 - LOUNGE THROUGH DINING ROOM
- CLOAKROOM/WC, EN-SUITE & FAMILY BATHROOM
 - NO ONWARD CHAIN
- PROMINENT CUL-DE-SAC POSITION
- LARGE ESTABLISHED REAR GARDEN
 - NEWLY FITTED KITCHEN
- BLOCK PAVED DRIVEWAY & GARAGE
 - POPULAR DEVELOPMENT

Offers In The Region Of £375,000





FULL DESCRIPTION

Commanding stone fronted detached house situated in one of the best positions within a quiet cul-de-sac. Willow park is a popular and highly regarded development within the village of Langley Park and is always a much sought after location amongst families. The internal living accommodation comprises, entrance hallway, cloakroom/wc, spacious lounge through dining room and newly fitted modern kitchen with dining area overlooking the rear garden.

Stairs from the hallway lead to the first floor landing, master bedroom with en-suite shower room, a further 3 double bedrooms and family bathroom.

Too the front a block paved driveway providing off road parking leads to an attached garage and there's a mature well maintained garden. Whist the rear garden is particularly large and well established with with mature plants, shrubs and trees, laid lawn and large patio area.

The property benefits from a newly installed gas combi boiler, updated electrics in 2020, NEW UPVC double glazing in 2020 and Newly fitted kitchen in 2020.

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.

Available with early vacant possession and no onward chain

Sure to proved extremely popular amongst buyers, therefore early viewing are strongly recommended to avoid disappointment.

ENTRANCE PORCH

With UPVC entrance door and double radiator.



HALLWAY

Radiator and stairs with under stair storage cupboard to the first floor.

CLOAKROOM/WC

Close coupled wc and wash hand basin with tiled splashback.

LOUNGE

13'3 x 11'1

Tiled feature fire surround, double radiator and coved ceiling.

THROUGH DINING ROOM

13'5 x 11'1

Double radiator, coved ceiling and UPVC double glazed sliding patio doors to garden.

KITCHEN/DINING ROOM

19'1 x 11'10

Newly fitted range of modern high gloss wall and floor units with chrome handles, laminate worktops incorporating breakfast bar, upstands and inset one and a half bowl single drainer sink unit. Integrated double oven, microwave and five ring ceramic induction hob. Spot lighting, and dining area with double radiator and UPVC double glazed French doors opening onto the rear garden.

UTILITY AREA

Situated at the rear of the garage with single drainer sink unit and plumbed for an automatic washing machine.

FIRST FLOOR LANDING

Radiator.

BEDROOM 1

15'4 x 13'0

Radiator and coved ceiling.

EN-SUITE

Low level wc, vanity unit with counter top wash hand basin, corner shower cubicle with electric shower, decor panelled walls, spot lighting and chrome heated towel rail.

BEDROOM 2

11'5 x 11'10

Radiator and coved ceiling.

BEDROOM 3

11'5 x 11'5

Radiator and coved ceiling.

BEDROOM 4

11'6 x 10'4

Radiator and coved ceiling.

FAMILY BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting and folding screen, décor panelled splashbacks and heated towel rail.

ATTACHED GARAGE & BLOCK PAVED DRIVEWAY

18'9 x 11'8

Large well established rear garden with large patio area, barbeque area and raised laid lawn bordered with mature plants, shrubs and trees.

GARDENS

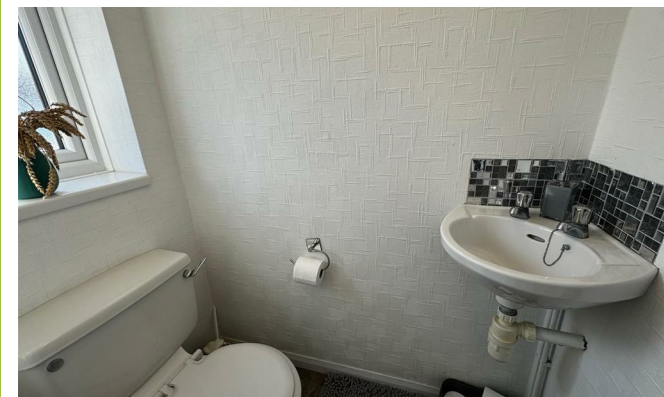
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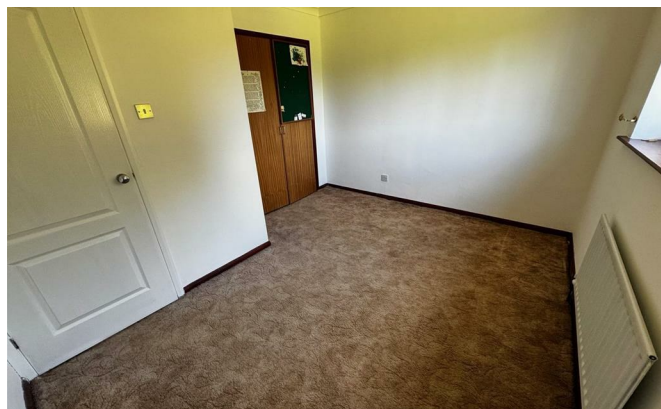
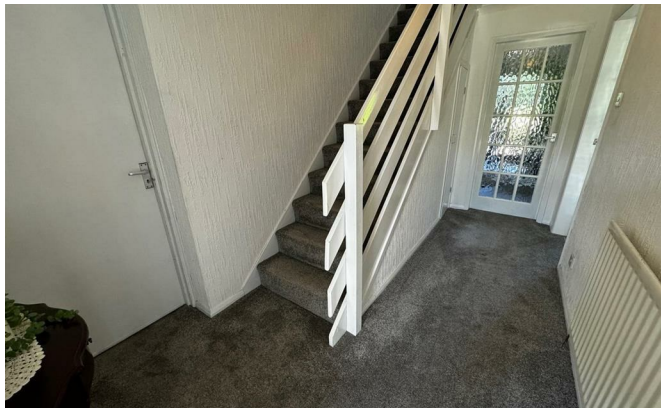
EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/4739-4122-9109-0813-2296>

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.

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PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

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: E
EPC Rating: C



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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.