

**STUART
EDWARDS**



Railway Street

Langley Park, Durham DH7 9YS

- Rare To The Market
- Stone Built Terraced House
- Open Plan Lounge & Kitchen
- Modern Bathroom With Shower
- Quality Rental Accommodation
- 2 Bedrooms & Loft Conversion
 - Integrated Appliances
 - Rear Patio Yard

Asking Price £115,000



Council Tax Band: A
EPC Rating: D

Full Description

Superbly appointed stone built terraced house, rare to the market.

This quality accommodation is beautifully presented and comprises, entrance lobby and open plan Lounge with recessed feature fireplace leading to a modern shaker style kitchen with luxury granite worktops and integrated appliances. To the first floor there's a landing with access to a converted loft space with Velux windows, 2 bedrooms and contemporary four piece bathroom suite. Externally there's a low maintenance patio yard to the rear.

Having gas central heating and UPVC double glazing.

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.

Sure to prove extremely popular, viewings are recommended.

Entrance Lobby

Composite entrance door leading to lobby with recessed cupboard housing the washer/dryer.

Open Plan Lounge

17'10 x 16'0

Double radiator, cupboard housing the central heating boiler, oak flooring, stable style entrance door and recessed feature fireplace.

Opening onto the:

Open Plan Kitchen

9'0 x 6'10

Range of shaker style wall and floor units with luxury granite worktops with splashback and upstands and inset undermount sink with mixer tap. Integrated fridge, dishwasher, freezer, microwave, electric oven and five burner gas hob with extractor above. Wood flooring, spot lighting and chrome switches and sockets.

First Floor Landing

Bedroom 1

16'0 x 10'6

Radiator and a range of fitted bedroom furniture with dressing table.

Bedroom 2

12'0 x 7'0

Radiator.

Bathroom

White four piece suite comprising: panel bath with bath tap shower fitting step-in shower, vanity unit incorporating storage units, wc and wash hand basin, fitted mirror, shaver socket wood flooring, tiled walls and chrome heated towel rail.

Loft Conversion

Accessed via a folding loft ladder and having power and two Velux windows.

Rear Yard

Low maintenance paved patio yard with timber storage shed, two flowerbeds and fenced boundaries.

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/3120-0058-0334-1105-1753>

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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.

