



Park View

Langley Moor, Durham DH7 8JU

- INVESTMENT OPPORTUNITY
 - 2 BEDROOMS
- MODERN FITTED KITCHEN
 - REAR YARD
- 2 MILES FROM DURHAM CITY
- REFURBISHED MID TERRACED HOUSE
 - LOUNGE & DINING ROOM
 - BATHROOM WITH SHOWER
 - FURNISHED WITH SITTING TENANT

£129,950

Council Tax Band: A EPC Rating: C

FULL DESCRIPTION

Conveniently located, refurbished mid terraced house, currently let at £900PCM until the 30th June 2026., just 2 miles from Durham City.

We are delighted to offer this investment opportunity, fully modernised, with fantastic transport links and easy walking access.

Internally, the property comprises: lounge, separate dining/study room, refitted kitchen and updated bathroom to the ground floor, and to the 1st floor a central landing provides access to the 2 bedrooms. To the front of the property is an enclosed courtyard area, and to the rear of the property there is an enclosed rear yard for storage of bins and bicycles etc. The property has recently undergone modernisation with replacement carpets and redecoration. EPC Rating D.

Langley Moor is well serviced 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.

Available with no onward chain, viewings are recommended.

LOUNGE

14'0" x 13'9"

DINING ROOM

11'0" x 8'4"

KITCHEN

11'1" x 7'2"

BATHROOM

6'5" x 5'6"

BEDROOM 1

13'10" x 12'10"

BEDROOM 2

9'11" x 8'0"

EPC INFORMATION

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0524-2852-7097-9998-2381>

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.

WEBSITE COVERAGE

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Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

THE PROPERTY OMBUDSMAN.

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

THANK YOU

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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.

