



Lambton Street, Langley Park, DH7 9YR
2 Bed - House - Terraced
O.I.R.O £77,500

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Ideal Starter or Investment Property ** Rental Yield Approx. 9.5% ** Popular Village Location ** Pleasant Position ** Local Village Amenities & Good Road Links ** Double Glazing & GCH Via Back Boiler ** Courtyard Garden **

The floor plan comprises; entrance hallway, comfortable lounge, kitchen diner with door to the rear external. The first floor has two bedrooms and bathroom/WC which has over shower bath. Outside, it occupies a pleasant position, and features a charming rear courtyard garden and an open aspect front garden, which is pedestrianised.

Langley Park is a village that lies just off the A(691) Durham to Consett Highway which also leads to the A(167) Highway , providing good road links to both North and South. Located approximately 5 miles northwest of the city of Durham. Langley Park is a residential area with a mix of traditional and modern housing, catering to a variety of families and individuals.

The village has a rich history and benefits from a peaceful and picturesque environment, surrounded by natural beauty and green landscapes characteristic of the Durham countryside.

Langley Park offers a range of local amenities, such as shops, pubs, and schools. However, for more extensive shopping and entertainment options, residents often travel to Durham city centre. The Village

In addition to the village itself, the surrounding area provides opportunities for outdoor activities, walks, and exploration. County Durham, in general, is known for its historical landmarks, including Durham Cathedral and Durham Castle, which are World Heritage Sites.



GROUND FLOOR

Hallway

Lounge

16'0 x 13'0 (4.88m x 3.96m)



Kitchen Diner

14'1 x 6'11 (4.29m x 2.11m)



FIRST FLOOR

Bedroom

11'2 x 10'7 (3.40m x 3.23m)



Bedroom

11'4 x 8'3 (3.45m x 2.51m)

Bathroom/WC

7'11 x 6'5 (2.41m x 1.96m)



Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 72 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: C

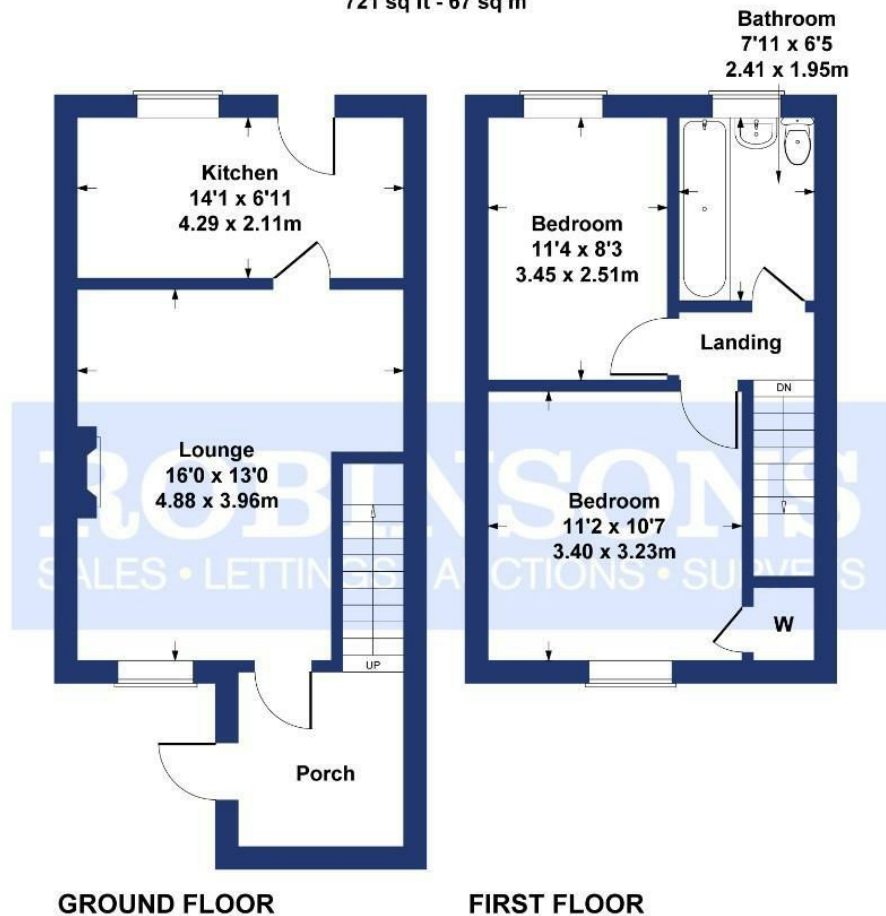
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Lambton Street

Approximate Gross Internal Area
721 sq ft - 67 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR **FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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