



## Brookes Rise, Langley Moor, Durham, DH7 8XY

We are delighted to present this stunning property located at Brookes Rise in a highly sought-after area of Langley Moor, Durham. This immaculately presented home boasts excellent finishes throughout and offers a host of desirable features that are sure to impress. The vendor has purchased the Freehold Title and this has been completed with the land registry.

Situated in a great location, this property is in the catchment area for the renowned Durham Johnston School, making it ideal for families with school-aged children. With local amenities, including shops, cafes, and recreational facilities all within easy reach.

One of the standout features of this property is the extension to the rear, which has created a fantastic L-shaped kitchen and dining area. This spacious and modern kitchen is perfect for both everyday family living and entertaining guests. The ample countertop space will delight any cooking enthusiast, while the tasteful finishes and high-quality integrated appliances give it a truly luxurious feel.

Offers In The Region Of £259,000



- 3 Bedrooms
- Low maintenance garden
- Council Tax Band C
- Ensuite
- Cul de Sac location
- Freehold to be included in sale
- Large driveway
- Large Modern Kitchen

#### Living/ Dining room

26'10" × 10'8" (8.19 × 3.26)

#### Kitchen

19'3" × 10'2" (5.89 × 3.12)

#### Master bedroom

11'0" × 9'2" (3.36 × 2.80)

#### Ensuite

#### Bedroom 2

11'9" × 10'2" (3.60 × 3.11)

#### Bedroom 3

10'0" × 7'0" (3.06 × 2.15)

#### Main shower room

#### Garage

12'5" × 8'0" (3.80 × 2.46)



[Directions](#)





Floor Plan



Total Area: 118.0 m<sup>2</sup> ... 1270 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	