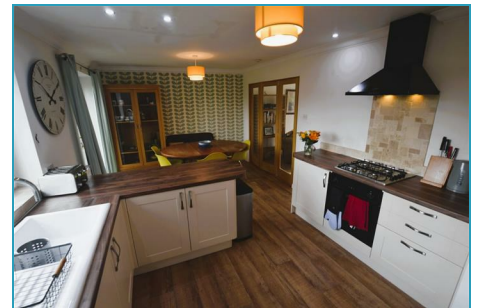
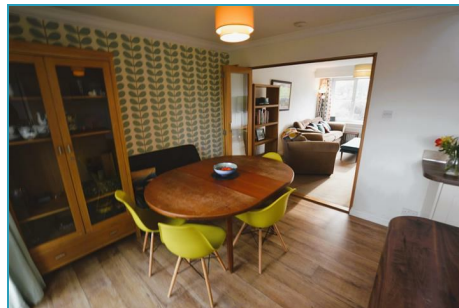


## Offers In The Region Of £249,500



### Langton Lea, High Shincliffe, DH1 2QF

Welcome to this charming and beautifully improved three-bedroom semi-detached property located in the popular Langton Lea cul-de-sac, within a highly sought-after area of High Shincliffe. This home comes with the convenience of gas-fired central heating and double glazing throughout.

The ground floor of this lovely property features a spacious entrance hallway leading to a delightful open plan lounge with access to the kitchen/diner and utility/playroom. The first floor hosts three double bedrooms, two of which are fitted with floor-to-ceiling wardrobes, along with a modern bathroom. The property also includes both front and rear gardens, with the added benefit of a converted garage for additional storage space. The property also benefits from FTTP internet with speeds of up to 1000Mbps and an electric car charger.

Langton Lea offers a peaceful and welcoming environment, boasting a communal grassed area in the centre. High Shincliffe is a perfect village for families, including a primary school, playground, cafe and pub, all within a short walk of the property. The village is known for its popularity and convenience, being only a short 2-mile distance from Durham City Centre. The village also benefits from excellent bus links to Durham City and the surrounding areas. Furthermore, it provides easy access to the A(177) Highway, connecting to the City and Teesside, as well as the A(M) Motorway Interchange at Bowburn, offering excellent road links both north and south.

#### Key Features:

- Entrance Hallway with Radiator
- Open Plan Lounge with Double Glazed Windows
- Kitchen/Diner with French Doors to Rear Garden
- Family Room/Utility with Access to Rear Garden
- Three Bedrooms, Two with Fitted Wardrobes
- Modern Bathroom
- Front and Rear Gardens
- Converted Garage for Storage
- Driveway for Convenient Parking

This property is an ideal choice for those seeking comfort, convenience, and a peaceful community atmosphere. Don't miss the opportunity to make this your new home.



- Freehold
- Open plan lounge
- Convenient garage storage
- Driveway
- No upward chain
- Modern bathroom
- Close to Durham City
- Modern three-bedroom semi-detached property
- Front and rear gardens
- Quiet cul de sac with green to front

#### Entrance Hall

#### Lounge

18'0" maximum (narrowing to 10'11") × 14'5" [5.49m maximum (narrowing to 3.35m) × 4.4m]

#### Kitchen/Diner

17'7" × 10'9" [5.36m × 3.3m]

#### Utility/Playroom

16'0" × 7'10" [4.88m × 2.4m]

#### Bedroom 1

11'8" × 9'8" [3.58m × 2.95m]

#### Bedroom 2

9'6" × 8'7" [2.9m × 2.64m]

#### Bedroom 3 / Study

7'6" × 6'5" [2.3m × 1.96m]

#### Bathroom

8'9" × 5'6" [2.67m × 1.68m]

#### Garage/Storage

8'11" × 8'6" [2.74m × 2.6m]



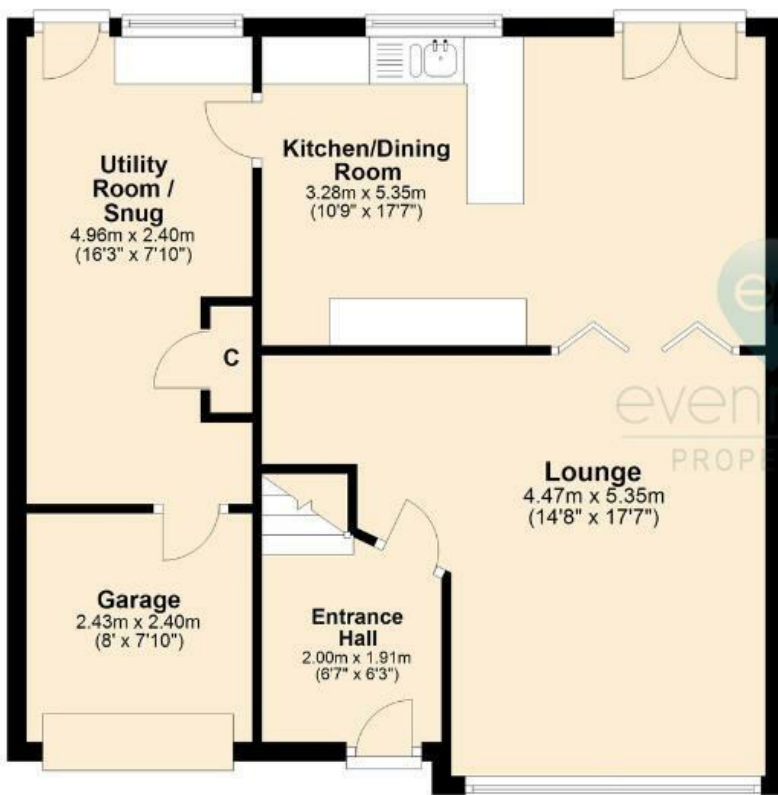
[Directions](#)



Floor Plan

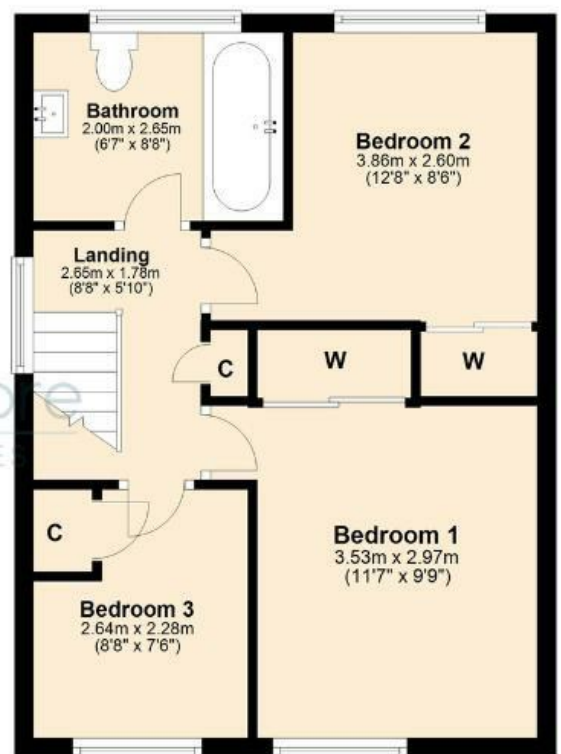
**Ground Floor**

Approx. 60.0 sq. metres (645.7 sq. feet)



**First Floor**

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 100.1 sq. metres (1076.9 sq. feet)

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.

