

COPELAND RESIDENTIAL

SALES & LETTINGS



Logan Street, Langley Park, DH7

Asking Price
£79,950



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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5% VENDOR GIFTED DEPOSIT AVAILABLE

CHAIN FREE. 2 BEDROOMS, 2 RECEPTION ROOMS, RECENT KITCHEN & BATHROOM. RECENT DECOR & FLOORING. Offered chain free, this spacious terraced house offers 2 spacious reception rooms and 2 double bedrooms. Having recently undertaken an extensive refurbishment the current vendor has created a property which is ready to move into or an ideal buy to let investment opportunity.

Providing a generous floor plan to include 2 spacious reception rooms (1 with feature fireplace), recently installed kitchen with a range of white high gloss wall and base units and integrated cooking appliances along with brick tile effect splash backs. Both bath and shower facilities are installed within the new suite which is complimented by decorative cladding to the walls.

To the 1st floor 2 very generous double bedrooms can be found. Bedroom 2 boasts a built in cupboard that houses the wall mounted combination boiler. The whole property has been recently decorated throughout and new flooring has also been installed. Externally a lawned garden is to the front which leads to a pedestrianised path and a yard is to the rear which also offers storage facilities.

We have been advised that the electrical installation comes with an EICR certificate and the gas appliances have also been tested by an approved installer.

The property lies close to the village centre so is therefore within range of local neighbourhood shops etc which are available within Langley Park itself, with more comprehensive shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 5 miles distant. Langley Park lies just off the A(691) Durham to Consett Highway which also leads to the A(167) Highway on the outskirts of the City Centre providing good road links to both North and South.

The vendor has offered a 5% gifted deposit for buyers using a mortgage, subject to lender's terms.

EPC Rating D

Council Tax Band A

Property comprises

Reception 1. 10'9 x 10'2 (3.27m x 3.09m). Access via a double glazed Upvc door, double glazed window to front, radiator, new flooring and recently decorated.

Reception 2. 14'1 x 13'10 (4.29m x 4.24m) Double glazed window to rear, feature fire place with electric fire, radiator, wall lights, new flooring and recently decorated.

Kitchen. 8'10 x 6'7 (2.69m x 2m) Double glazed window to rear, range of new white high gloss wall and base units, built in electric oven, gas hob, extractor fan, stainless steel 1 1/2 bowl sink and drainer, tiled splash backs and radiator.



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Bathroom. 6'9 x 5'11 (2.05m x 1.80m) Double glazed window to rear, bath with shower over via mixer tap, sink unit, WC, decorative cladded to walls + ceiling and a radiator.

Rear Lobby with Upvc double glazed door to yard.

1st Floor.

Bedroom 1. 12'8 x 10'9 (3.87m x 3.29m) Double glazed window to front and radiator.

Bedroom 2. 13'9 x 11' (4.19m x 3.36m) Double glazed window to rear, radiator and cupboard with combination boiler.

Externally there's a lawned garden leading to a pedestrianised foot path while to the rear is a good sized yard.



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