

# COPELAND RESIDENTIAL

## SALES & LETTINGS



### Lilian Terrace, Langley Park, DH7

Offers Over  
**£80,000**

Popular Village Location  
Deceptively Spacious  
2 Double Bedrooms  
Open Plan Lounge/Diner  
Conservatory  
Close To Local Amenities  
Chain Free  
Tenure: Freehold



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

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**PLENTY OF LIVING SPACE** - Located at the heart of Langley Park sits this deceptively spacious 2 bedroom mid-terrace property on Lilian Terrace. Close to the village's local amenities and transport links, the property also sits literally around the corner from the Langley Park Primary School and is a short commute from the A691, which connects to the A167 and Durham. Briefly comprising of: Kitchen, open plan lounge/diner and conservatory to the ground floor, 2 bedrooms and bathroom to the first floor and to the exterior, a small yard to the front and large garden to the rear.

An ideal first time buy or 'buy to let' opportunity with the potential to generate a rental income of approximately £595PCM (£7,140PA).

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

Room Descriptions

Kitchen 10'3 x 7'3 (3.15m x 2.24m)

Laminate tile flooring, range of base and wall units with work surfaces and cladding splashback, accommodation for freestanding oven, washer, dryer and fridge/freezer, stainless steel sink with mixer tap, 2 double glazed windows.

Dining Area 6'3 x 15'6 (1.94m x 4.78m)

Laminate flooring, double glazed window, radiator, additional base and wall kitchen units with work surface.

Lounge 14' x 13'7 (4.28m x 4.19m)

Carpeted, sliding patio door leading to the conservatory, radiator, access to side lobby with stairs to first floor.

Conservatory 9'5 x 14'1 (2.90m x 4.31m)

Laminate flooring, double glazed windows to the most part, double patio doors leading onto the garden.

First Floor Landing

Carpeted, granting access to 2 bedrooms, bathroom and loft hatch.

Bedroom One 12'5 x 12'4 (3.81m x 3.78m)

Carpeted, double glazed window, radiator.

Bedroom Two 8' x 9'1 (2.46m x 2.80m)

Carpeted, double glazed window, radiator, fitted wardrobe.

Bathroom 10'2 x 7'2 (3.11m x 2.22m)

Vinyl flooring, white 3 piece bath suite with fitted cabinet, separate shower cubicle with electric shower, built in cupboard accommodating for boiler, double glazed window, heated towel rail.

Exterior

Small enclosed yard to the front, large turfed garden to the rear.





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