

COPELAND RESIDENTIAL

SALES & LETTINGS



Ivy Terrace, Langley Park, DH7

Offers in Excess of
£160,000

Desirable Location
Stunning Fitted Kitchen
Amazing Bathroom
Two Reception Rooms
Popular village Location
Close to local Amenities
No Chain
Immaculate Throughout



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

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Wow!! Stunning three bedroom mid terrace house situated on this desirable terrace in the heart of Langley Park, within close proximity of local shops, pubs, schools and amenities, ideal for countryside walks & cycling having cycle path up the old railway line nearby. A credit to the current owners who have tastefully updated to a high specification throughout, warmed by gas combination boiler, boasting double glazing, entrance porch having cornice to the ceiling, white/grey retro tiled floor, glazed door leading to a spacious hallway having retained many original features, high ceilings with cornice coving, black spindle staircase leading to a split light and airy landing, lounge having feature bay window, oak beam mantel, oak laminate flooring, open plan to dining room having storage cupboard, opening to kitchen having a contemporary range of light grey wood effect wall and base units having built in appliances, to the first floor amazing 13' 11 x 6'08 family bathroom fitted with white gloss double vanity unit having his & her wash hand basins with mixer tap, free standing contemporary bath with free standing mixer tap and hand held shower, low level w.c, wet room style shower enclosure having glass screen, white/grey feature retro style ceramic flooring, three generous bedrooms. Externally low maintenance garden to the front elevation, whilst to the rear elevation yard having double wooden gates, artificial lawn area having grey pebble borders.

Langley Park is a semi rural village ideal for commuting to Durham, Chester-Le Street and surrounding areas.

This fabulous home will appeal to a variety of buyers looking for a home ready to just move straight into, early viewing is essential to avoid disappointment.

ROOM DESCRIPTIONS

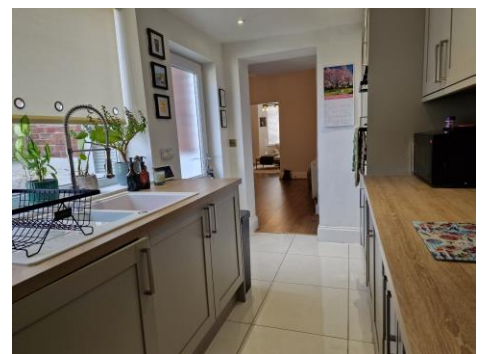
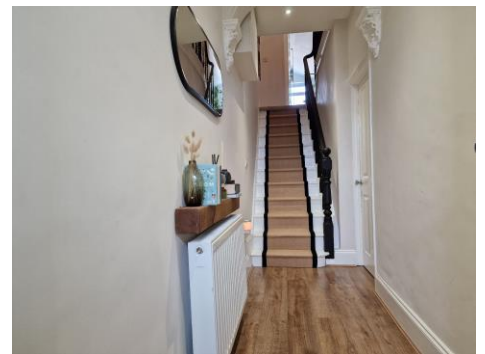
Entrance porch - Entrance via composite double glazed door, retro style tiled floor, coving to ceiling, spotlight, glazed door to hallway.

Hallway- Double radiator, cornice coving to the ceiling, recessed spotlights in white, smoke alarm, black spindle staircase to first floor, oak effect laminate flooring, door to dining room.

Lounge- 15'04 x 12'09(4.6736 x 3.8862) Double glazed bay window to the front elevation, double radiator, feature cornice coving to the ceiling, ceiling rose, oak effect laminate flooring, feature oak beam mantel, oak shelving into both alcoves, television point.

Dining Room- 13'03 x 14'00 (4.0386 x 4.2672) Double glazed window to the rear elevation, double radiator, coving to the ceiling, ceiling rose, oak effect laminate flooring, storage cupboard, television point, opening to kitchen.

Kitchen- 13ft 5ins x 8ft 3ins (4.0894 x 2.5146m) Double glazed window to the rear elevation, double glazed door to the rear elevation, attractive range of light grey wall and base units having contrasting light oak work surfaces, integrated fridge & freezer, integrated washing machine, integrated double electric oven, gas hob in black, stainless steel extractor hood, 1.5 bowl white sink unit having stainless steel hose style mixer tap,



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pale green tiled splash backs, recessed spotlights in white, cream porcelain tiled flooring. In one of the wall cupboards houses gas combination boiler.

Spacious Split landing having loft access via pull down ladder.

Family Bathroom- 13' 11 x 6' 08 (4.2418 x 2.032m) Double glazed window to the rear elevation, recessed spotlights in white, stainless steel towel radiator, White high gloss double vanity housing his and hers wash hand basins with mixer taps, freestanding bath having freestanding mixer tap with hand held shower, low level w.c, wet room style shower enclosure having glass shower screen, part tiled walls in a cream tile, feature retro style tiled flooring in white/grey.

Bedroom one - 13'01 x 10'10 (3.9878 x 3.0302) Double glazed window to the front elevation, double radiator, television point.

Bedroom Two - 14'01 x 10'02 (4.2926 x 3.0988m) Double glazed window to the rear elevation, double radiator, television point.

Bedroom three 10'0 x 6'10 (3.048 x 2.0828m) Double glazed window to the front elevation, double radiator.

Externally - To the front elevation low maintenance garden, whilst to the rear elevation Double wooden gates leading to yard having artificial lawn area, grey pebble gravel borders.



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