

**STUART
EDWARDS**



Langley Street
Langley Park DH7 9YH

- STONE BUILT TERRACED HOUSE
- 2 DOUBLE BEDROOMS
- KITCHEN & BATHROOM
- FRONT GARDEN
- SOUGHT AFTER LOCATION
- LOUNGE & DINING ROOM
- REAR YARD WITH OFF ROAD PARKING
- EARLY VACANT POSSESSION & NO ONWARD CHAIN

Offers In The Region Of £119,950



FULL DESCRIPTION

Stone built terraced house situated in one of the most sought after locations within the popular village of Langley Park.

Available with early vacant possession and no onward chain.

The internal living accommodation comprises: fitted kitchen, dining room, lounge and small inset lobby with stairs to the first floor landing, 2 double bedrooms and bathroom.

Externally there's a large garden to the front and yard area to the rear with double gates to provide off road parking. Having gas central heating via a combi boiler with radiators to all rooms and UPVC double glazing throughout.

Langley Park is a Village with its own shops and amenities and local Primary School. Good road links and a local bus network provide easy commuting throughout the region.

Durham City lies approximately 6 miles away.

Viewings are recommended.

ACCESS AT THE REAR

KITCHEN

9'8 x 6'10

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit. Integrated electric oven, ceramic hob and extractor hood. Tiled splashbacks, radiator, spot lighting and UPVC rear entrance door.

DINING ROOM

14'0 x 12'6

French polished feature fire surround with marble hearth and inset gas fire. Access door to small lobby with stairs to the first floor landing.

LOUNGE

17'1 x 13'1

White feature fire surround with marble hearth and inset living flame gas fire. Radiator in cabinet and patio doors to the garden.



FIRST FLOOR LANDING

BEDROOM 1

17'1 x 12'0

Radiator and a range of fitted wardrobes.

BEDROOM 2

13'10 x 10'8

Radiator and a range of fitted wardrobes.

BATHROOM

Low level wc, wash hand basin, panel bath with electric shower over. Radiator and fully tiled walls and flooring.

FRONT GARDEN

With laid lawn and planted borders.

REAR YARD

With double gates to provide off road parking.

Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0436-3040-1208-9524-7204>

Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give

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Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Free Valuation!

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

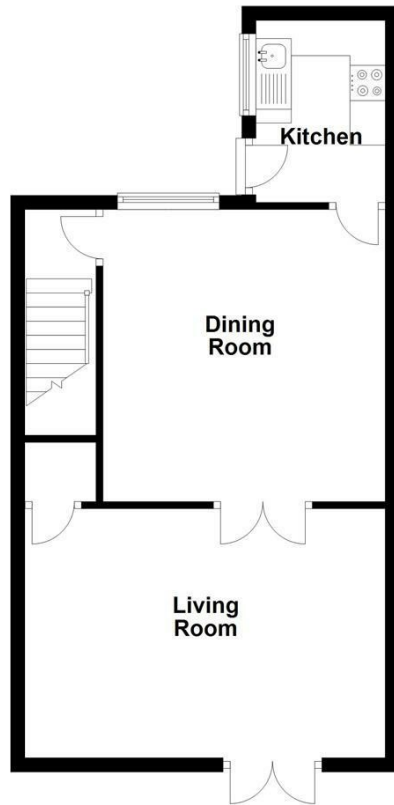
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A
EPC Rating: D

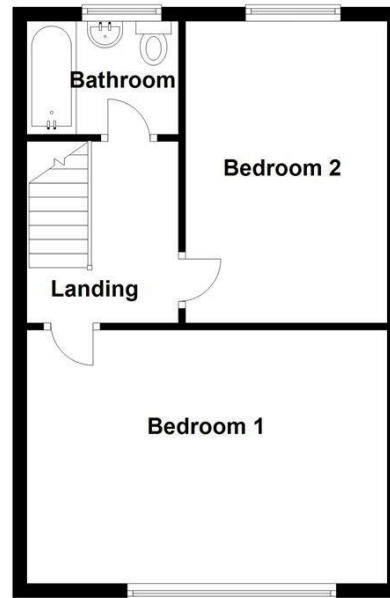
Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



Total area: approx. 85.3 sq. metres (918.6 sq. feet)

1 & 2 Blue Coat Buildings, Claypath,
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.