

# STUART EDWARDS



## Elm Street

Langley Park, Durham DH7 9SU

- END TERRACE HOUSE
- LOUNGE & KITCHEN
- REAR YARD
- UPVC DOUBLE GLAZING
- AVAILABLE IMMEDIATELY
- 2 BEDROOMS
- BATHROOM
- BOILER INSTALLED 2021
- UNFURNISHED
- 6 MILES FROM DURHAM CITY

£650 Per Month

**Council Tax Band: A**

**EPC Rating: D**

**FULL DESCRIPTION**

End terraced house available immediately.

The living accommodation comprises: UPVC entrance door, lounge and fitted kitchen with integrated oven and hob.

To the first floor: landing, 2 double bedrooms and a modern family bathroom.

Externally there's on street parking, front garden and paved yard to the rear.

Benefiting from a gas central heating boiler fitted in February 2021, updated electrics and UPVC double glazing.

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.

Unfurnished, viewings are recommended.

**UPVC ENTRANCE DOOR**

**LOUNGE**

15'10" x 14'5"

Modern feature fire surround with inset electric fire, double radiator, coved ceiling, laminate flooring and open staircase leading to the first floor landing.

**KITCHEN**

15'8" x 6'9"

Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Integrated electric oven and hob. Ceramic tiled flooring, feature tiled walls, double radiator, extractor fan, plumbed for automatic washing machine and UPVC rear entrance door.



**FIRST FLOOR LANDING**

**BEDROOM 1**

12'7" x 12'1"

Radiator and built-in cupboard housing the central heating boiler.

**BEDROOM 2**

9'6" x 9'4"

Radiator.

**BATHROOM**

White suite comprising: low level wc, vanity unit with inset wash hand basin, panel bath with bath tap shower fitting, fully tiled, laminate ceiling and chrome heated towel rail.



**EXTERNALLY**

Garden to the front and paved yard to the rear.

**EPC.**

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2040-1480-2474-1101>

**IMPORTANT INFORMATION**

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 notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

**VIEWING**

Contact Stuart Edwards Estate Agents for an appointment to view.

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