



Park View

Langley Moor, Durham DH7 8JU

- MID TERRACED HOUSE
- KITCHEN & UTILITY
- ENCLOSED YARD
- NO ONWARD CHAIN
- CURRENTLY LET OUT AND ACHIEVING £950PCM
- 2 BEDROOMS
- MODERN BATHROOM
- EPC RATING D
- FANTASTIC TRANSPORTATION LINKS

Asking Price £125,000

Council Tax Band: A EPC Rating:

Full Description

Well located 2 bedroom terraced house, ideally suited for tenants working or studying in Durham City due to the fantastic transport links and easy walking access.

An ideal owner occupier property or investment opportunity.

This property is currently let out and achieving a rental income of £950PCM.

Internally, the property comprises: lounge, kitchen and utility room to the ground floor, and to the 1st floor a central landing provides access to the 2 double bedrooms and modern bathroom. To the front of the property is an enclosed courtyard area with pleasant views, and to the rear of the property there is an enclosed courtyard area for storage of bins and bicycles etc.

Benefiting from gas central heating via a combi boiler with radiators to all rooms and UPVC double glazing throughout.

EPC Rating D.

Viewings are recommended.

Room Dimensions

Lounge - 14'4 x 14'0

kitchen - 11'1 x 9'4

Utility Room - 10'1 x 7'1 max.

Bedroom 1 - 13'9 x 13'0

Bedroom 2 - 9'11 x 8'0

Bathroom - 7'1 x 7'0

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8609-3795-9529-4597-8983>

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 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.

Property Portals

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

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.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.

