

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Elm Street, Durham DH7 9SU

Elm Street, Durham DH7 9SU

Offers Over £72,000

Signature North East are delighted to welcome this recently renovated two-bedroom terraced home to the market, located in the popular village of Langley Park, just outside of Durham. Perfectly positioned for those looking to enjoy a balance of convenience and countryside, the property is a short drive from Durham city centre, offering a wide range of shopping, dining, and leisure options. With excellent access to the A691 and A167, it is ideal for commuting across County Durham and beyond. The area also boasts a selection of well-regarded schools, making it a great choice for families. Outdoor enthusiasts will appreciate the nearby walks, cycle routes, and open green spaces.

Upon entering, you are welcomed into the kitchen, which is well-appointed with stylish wall and base units, complemented by sleek countertops. An integrated oven and hob are included, and the layout comfortably allows space for a small dining table. From here, step through to the spacious living room, which provides ample room for a range of furnishings. The room is bright and inviting, with sliding doors opening out to the rear yard area. A charming mantelpiece adds a touch of character to the space.

Heading upstairs, the first floor is home to two bedrooms. The primary bedroom offers enough space for a double bed and additional furniture, while the second bedroom provides a flexible layout, ideal for a single bed or use as a home office or nursery. The family bathroom completes this level, fitted with a bathtub, shower, hand basin, and W.C.

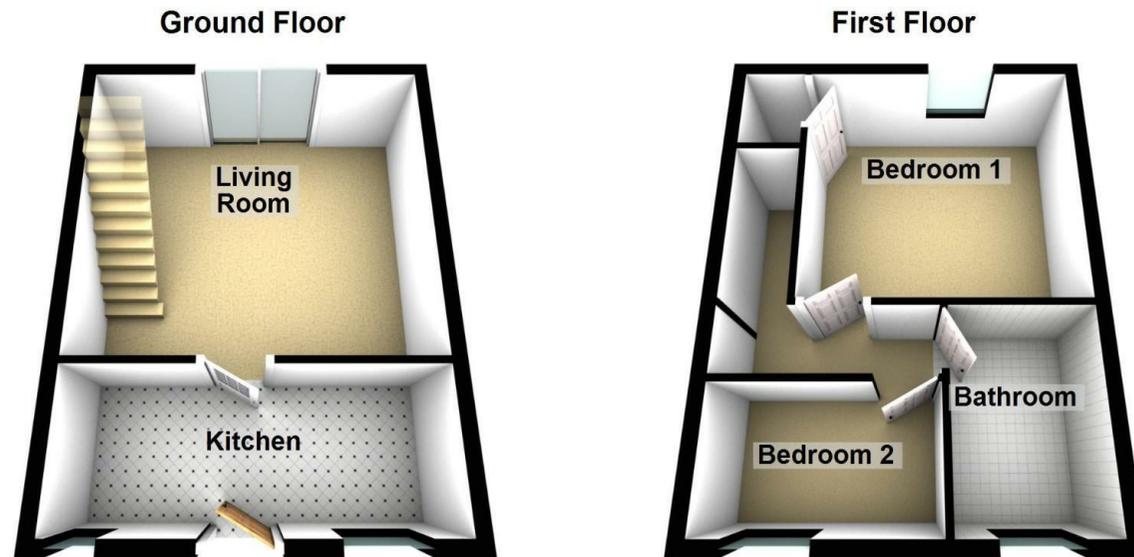
This property has been fully refurbished throughout, featuring fresh décor, new flooring, a stylish new kitchen, and a contemporary bathroom. It also benefits from a brand-new heating system and upgraded electrical wiring.

Externally, the property features both front and rear yard areas, ideal for placing outdoor furniture.

This lovely home blends modern comforts with a sought-after location, making it a fantastic opportunity for a variety of buyers.



PROPERTY FLOORPLAN



Total area: approx. 61.9 sq. metres (665.9 sq. feet)

Measurements:

Living Room
14'2" x 15'10"

Kitchen
6'4" x 15'10"

Bedroom One
11'10" x 12'7"

Bedroom Two
5'7" x 9'4"

Bathroom
8'10" x 6'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News