



## Angus Street

Langley Moor DH7 8LF

£1,795 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Angus Street

## Langley Moor DH7 8LF



- Unique semi detached home
- EPC RATING - C
- Master bedroom with dressing area and ensuite

- Three double bedrooms
- Large rear garden
- Luxurious bathroom with roll-top bath

- Four lovely reception rooms
- Superb kitchen with island unit and appliances
- Beautifully presented

A rarely available opportunity to rent on an unfurnished basis, this unique home which offers impressive living accommodation throughout and a large rear garden. With many notable features and a lovely homely feel, viewing is highly recommended for full appreciation.

The spacious floor plan comprises of a garden room which includes a cloaks entrance area, comprehensively fitted kitchen with a central island unit and integrated appliances, a family room with access to the rear garden and access to a ground floor WC, spacious dining room with fireplace and living room with fireplace and stove. To the first floor the master bedroom has a vaulted ceiling and Juliet balcony, a dressing area and ensuite shower room, two further double bedrooms, one of which has a shower room and a luxurious bathroom with roll-top bath. Externally there is ample parking to the front and a large, enclosed garden to the rear.

Angus Street is situated towards the edge of Langley Moor, where there is a wide selection of local amenities including a primary school and shopping. Durham City lies only 2 miles distant and can be easily accessed via the A690 and regular public transport services.

### GROUND FLOOR

#### Garden Room

28'2" x 9'1" (8.61 x 2.78)

An excellent addition to the property, this garden room extension has an entrance lobby area with useful cloaks storage, floor to ceiling glazing, bi-fold doors to the rear garden, stone flooring and a stove. Glazed double doors open to the kitchen.

#### Kitchen

15'4" x 11'8" (4.68 x 3.57)

Fitted with a comprehensive range of units including a central island unit with wooden worktops incorporating a Belfast style sink, a range cooker, integrated fridge, freezer and dishwasher. Further features include a UPVC double glazed window, recessed spotlighting, stone flooring and radiator.

#### Family Room

13'2" x 12'10" (4.02 x 3.93)

Open plan to the kitchen with french doors opening to the rear garden, recessed spotlighting, stone flooring and radiator.

#### Inner Hall

Having access to the WC.

#### WC

Comprising of a WC, hand wash basin and a continuation of the stone flooring.

#### Dining Room

16'3" x 12'1" (4.97 x 3.70)

Spacious reception room with two UPVC double glazed windows, an original fireplace, coving and radiator.

#### Living Room

14'0" x 12'11" (4.29 x 3.96)

A cosy living room with UPVC double glazed window, fireplace housing a stove, coving and radiator.

#### FIRST FLOOR

#### Landing

Large landing with UPVC double glazed window and window seat.

#### Master Bedroom

13'0" x 12'10" (3.97 x 3.92)

Impressive master bedroom with suite with UPVC double glazed french doors opening to a Juliet balcony, a vaulted ceiling, recessed spotlighting and radiator.

#### Dressing Area

7'3" x 5'10" (2.21 x 1.79)

With a vaulted ceiling, ample hanging and storage space and a velux window.

#### Ensuite

7'1" x 5'4" (2.18 x 1.63)

Stylish fully tiled ensuite comprising of a walk-in cubicle with mains fed shower, hand wash basin set to a vanity unit and WC. Having recessed spotlighting and UPVC double glazed opaque window.

#### Bedroom Two

14'2" x 12'11" (4.32 x 3.96)

Generous double bedroom with a UPVC double glazed window and radiator. Also having an en-suite shower.

#### Bedroom Three

11'11" x 11'8" (3.65 x 3.57)

Further double bedroom with two UPVC double glazed windows, radiator and access to the loft.

#### Bathroom/WC

11'11" x 11'8" (3.65 x 3.57)

Luxurious family bathroom comprising of a freestanding bath with hand held mixer shower, pedestal wash basin and WC. Having a vaulted ceiling with velux window, UPVC double glazed opaque window, recessed spotlighting, heated towel rail and extractor.

#### EXTERNAL

To the front of the property there is ample off street parking and an electric car charging point, whilst to the rear is a large, mature garden enjoying a good degree of privacy.

#### Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding.

However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one month's rent.

#### Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

#### Reposit - Rent Without a Deposit

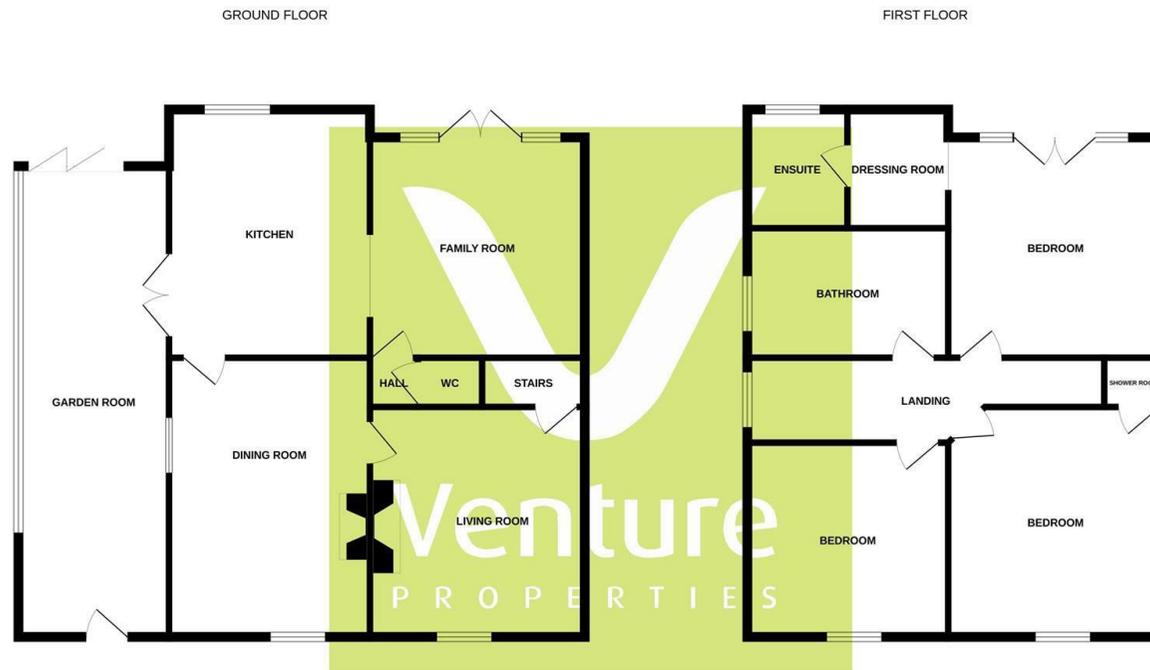
This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

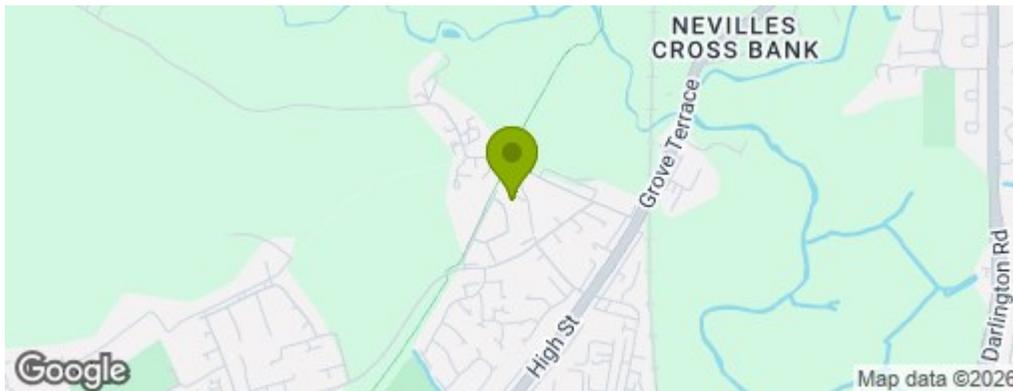
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start. This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Ultrafast Broadband available. Highest available speed is tbc Mbps.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)  
 Energy Performance Certificate Grade C  
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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