



Anns Place

Langley Moor, Durham DH7 8JY

- SPACIOUS END TERRACED HOUSE
- GENEROUS LOUNGE
- FAMILY BATHROOM
- NO ONWARD CHAIN
- 2 BEDROOMS
- MODERN KITCHEN
- LARGE GARDEN
- RECENTLY REFURBISHED

Asking Price £117,500

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

Spacious end terraced house, situated in a popular and convenient location. Recently refurbished, the internal living accommodation comprises, entrance lobby, generous lounge with recessed feature fireplace and oak sliding doors leading to a modern kitchen with some integrated appliances. There is an inner hallway off the lounge, with stairs leading to the first floor landing, 2 bedrooms and family bathroom suite. Externally there's a walled garden to the front and a large allotment sized gardens to the side and rear. Langley Moor is well serviced with a wide range of local amenities including, supermarkets, library, post office primary/junior school and children's nursery. Also within walking distance there is a doctors surgery and pharmacy. The local sports centre is close by and this property also falls within the Durham Johnson School catchment area. An ideal first time buyer property or investment opportunity, available with no onward chain. Viewings are recommended. Durham City is situated approximately 2 miles away.

ENTRANCE LOBBY

Composite entrance door leading to lobby.

LOUNGE

16'4" x 15'1"
Double radiator and recessed feature fireplace with inset multi fuel burner. Oak sliding doors leading to the kitchen.

KITCHEN

10'2" 9'3"
Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated Fridge/freezer, oven, hob and extractor hood. Plumbed for automatic washing machine, Tiled splashbacks and vinyl flooring.

FIRST FLOOR LANDING

BEDROOM 1

16'0" x 10'5"
Radiator.

BEDROOM 2

11'8" x 6'11"
Radiator and wood feature wall.

BATHROOM

8'5" x 4'11"
White suite comprising, close coupled wc, vanity unit with inset wash hand basin, panel bath, laminate splashbacks, laminate flooring and chrome heated towel rail.

GARDEN

Walled gravelled garden to the front and allotment sized gardens to the side and rear with open views.

EPC.

EPC Rating - D
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8105-8684-2129-9907-0963>

FREEHOLD.

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

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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.

