



The Crescent

Langley Park, Durham DH7 9UN

- Spacious reception room
- Two-bedroom semi-detached home
- Vacant possession
- Garage

£49,995 Freehold





Location



Full Description

Cash buyers only. - Constructed in traditional brick, the accommodation briefly comprises an entrance leading into a spacious reception room, providing ample space for both living and dining arrangements. The kitchen offers scope for modernisation and personalisation to suit individual requirements. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a garage, adding valuable storage or parking provision. Please note there is no gas supply to the property, with electricity serving the home.

Located within easy reach of local amenities, schools, and transport links into Durham and surrounding areas, this property is well positioned for convenience and accessibility.

1. MONEY LAUNDERING REGULATIONS:

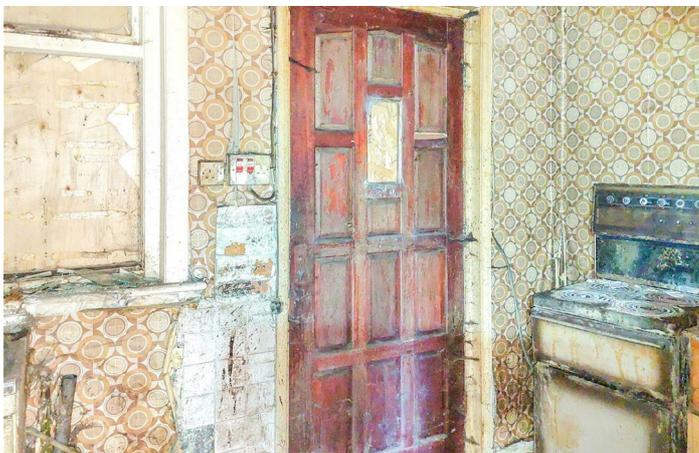
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS.



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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.