



Larch Terrace

Langley Park DH7 9SY

Offers In The Region Of £85,000





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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Larch Terrace

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- Available with no chain
- EPC Rating - D
- Front garden and rear yard

- Central village location
- Modern fitted kitchen
- Ideal for buy to let investors

- Two double bedrooms
- Stylish kitchen
- Would suit first time buyers

Available with no chain involved, a two bedroom house situated in the heart of the very popular Langley Park, perfect for buy to let investors and first time buyers alike. The property is located close to local schools, shops, transport links and amenities.

The accommodation briefly comprises of a living room and dining kitchen which is fitted with a modern range of units. To the first floor there are two well proportioned bedrooms and a contemporary bathroom. Externally there is a rear yard which has been laid with astro turf. One outhouse providing useful storage and a low maintenance garden to the front.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Living Room

15'7" x 13'8" (4.77 x 4.18)

Spacious living room with UPVC double glazed window to front, radiator, stairs to first floor, under stairs storage cupboard.

Kitchen/Diner

15'7" x 5'10" (4.75 x 1.80)

Modern fitted kitchen with two double glazed windows to rear, range of base and wall units with inset stainless steel sink drainer unit, electric hob with extractor fan over, separate electric oven, plumbing, washing machine and freestanding fridge freezer.

FIRST FLOOR

Landing

Access into loft space.

Bedroom One

12'6" x 11'6" (3.82 x 3.51)

The first bedroom is situated to the of the front of the property with UPVC double glazed window, over stairs storage cupboard with wall mounted combi boiler and radiator.

Bedroom Two

9'4" x 8'0" (2.85 x 2.45)

The second bedroom is situated to the rear with UPVC double glazed window to rear and radiator.

Bathroom

5'9" x 5'1" (1.77 x 1.55)

Modern fitted bathroom suite with UPVC opaque double glazed window to rear, suite comprising of low level wc, pedestal wash hand basin, panelled bath with mains fed wall mounted shower, part tiled walls and heated towel rail.

EXTERNAL

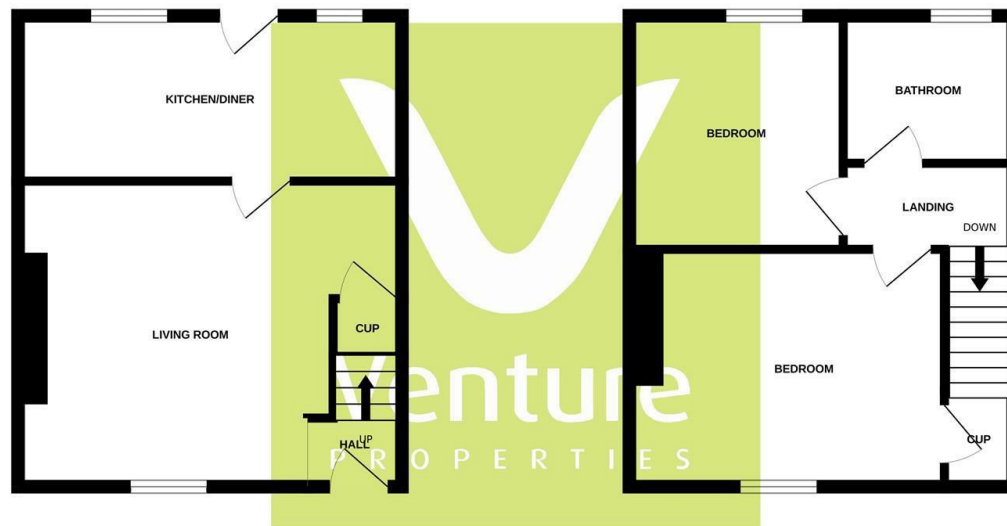
Low maintenance garden to the front and a yard to the rear which has been laid with astro turf. One brick built outhouse providing useful storage.

DISCLAIMER

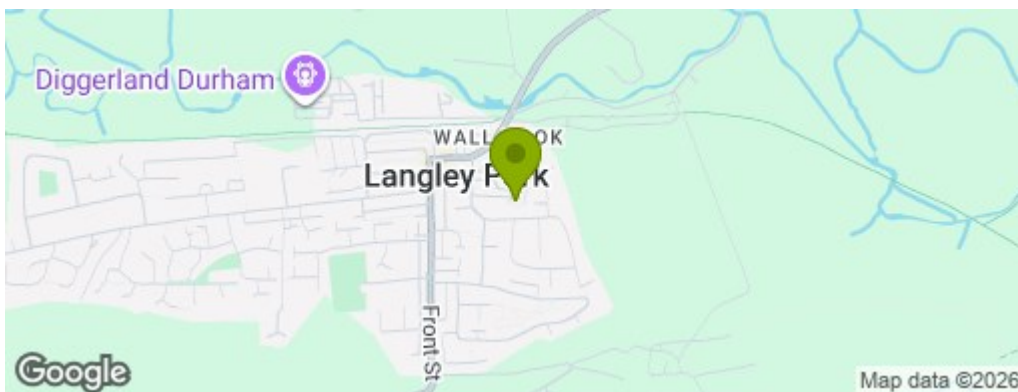
Please note that the photos on the advert were taken prior to the last tenancy.

GROUND FLOOR

FIRST FLOOR



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: Check via OFCOM website.
 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 D
 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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