



## Park View

, Langley Moor DH7 8JU

- MID TERRACED HOUSE
  - 2 BEDROOMS
  - BATHROOM
  - NO ONWARD CHAIN
- GAS CH & UPVC DOUBLE GLAZING
- IN NEED OF REFURBISHMENT
  - LOUNGE & DINING ROOM
  - RAER YARD
- 2 MILES FROM DURHAM CITY

Offers In The Region Of £105,000





**Council Tax Band: A**  
**EPC Rating: C**

**FULL DESCRIPTION**

Mid terraced house in need of refurbishment. This is an ideal investment opportunity situated in a popular location. Properties of this type can achieve over £900PCM. Accessed via a composite entrance door leading to the lobby area, lounge, dining room and kitchen. A staircase from the lounge leads to the first floor landing, 2 bedrooms and bathroom. Externally there's on street parking, a small walled garden to the front and yard area to the rear. Having gas central heating and UPVC double glazing throughout. 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. Durham City is situated approximately 2 miles away. Available with early vacant possession and no onward chain. Internal inspection is essential.

**ENTRANCE LOBBY**

Composite entrance door leading to lobby.

**LOUNGE**

14'7 x 13'11  
Double radiator, two wall light points and stairs to the first floor landing.

**DINING ROOM**

11'0 x 8'6  
Double radiator.

**KITCHEN**

13'0 x 7'0  
Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Double radiator and UPVC rear entrance door.

**FIRST FLOOR LANDING**

Storage cupboard and access to boarded out loft space with lighting via a drop down ladder.

**BEDROOM 1**

13'11 x 12'10  
Double radiator.

**BEDROOM 2**

7'9 x 9'8  
Cupboard housing the central heating boiler.

**BATHROOM**

Turquoise suite comprising, wc, wash hand basin, panel bath and double radiator.

**ON STREET PARKING**

**REAR YARD**

**EPC**

EPC Rating -  
EPC Link -

**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.