

**STUART  
EDWARDS**



## High Street South

Langley Moor, Durham DH7 8EX

- WELL APPOINTED
- STUDENT ACCOMMODATION FROM 1ST JULY 2026
- LOUNGE & FULLY EQUIPPED KITCHEN
- SHARED YARD
- FURNISHED - EXCLUSIVE OF BILLS
- FIRST FLOOR FLAT
- 2 BEDROOMS
- BATHROOM WITH BATH & SHOWER
- ON STREET PARKING
- £100 PER ROOM PER WEEK

**£866 PCM**

## Council Tax Band: Exempt EPC Rating: E

### FULL DESCRIPTION

Well appointed first floor flat, available to students from the 1st July 2026.

£100 PER ROOM PER WEEK. EXCLUSIVE OF BILLS.

The living accommodation comprises: UPVC entrance door, lounge, kitchen with fridge and electric cooker, 2 bedrooms and bathroom with shower. Externally there's on street park and a shared yard to the 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.

Conveniently located, internal inspection is essential.

### UPVC ENTRANCE DOOR

### LOUNGE

12'10" x 15'0"

Double radiator.

### KITCHEN

15'3" x 4'7"

Galley fitted kitchen with a range of wall and floor units, laminate worktops and inset stainless steel single drainer sink unit. Fridge and electric cooker.

### BEDROOM 1

14'8" x 6'8"

Radiator.

### BEDROOM 2

11'5" x 11'11"

Double radiator and cupboard housing the central heating boiler.

### BATHROOM

White suite comprising: low level wc, wash hand basin and panel bath with electric shower over.

### ON STREET PARKING

### SHARED YARD

### IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### EPC INFORMATION

EPC Rating - <https://find-energy-certificate.service.gov.uk/energy-certificate/1739-4327-7000-0950-4292>

EPC Link - E

### VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

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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.

