



Lilian Terrace, Langley Park, Durham

£120,000 Freehold

2 bedroom terraced house for sale

Description

Jan Mitchell Properties are delighted to offer for sale this charming, significantly extended, two bedroom terrace with three reception areas and log burner on a superb plot with generous garden located in the ever popular picturesque area of Langley Park, Durham.

The location offers a wealth of local amenities in the village itself including a shop/post office, schools, restaurants/takeaways and leisure facilities with further amenities easily accessed in Durham and afar via regular public transport and road links.

Internally the property really does have to be viewed to appreciate the value of accommodation on offer first hand, briefly comprising:- Open plan extended kitchen diner with breakfast peninsula, Belfast style sink and integrated oven and hob, a dining area which benefits from built in storage beneath the stairs and then a generous lounge with cosy log burner which opens through to the sun room area with patio door opening out onto the rear garden, making it perfect for entertaining.

To the first floor there are two generous bedrooms with the master benefitting from store cupboard above the stairs and a modern tasteful three piece family shower room.

Externally however is where this property really comes into its own with its large West facing private rear garden consisting of lawned,



bedded and seating sections as well as a pond and shed.

With gas central heating and double glazing this freehold property should appeal to a range of buyers and has to be viewed to appreciate the value of accommodation on offer.

Measurements

Kitchen Area - 3.57m x 3.37m

Dining Area - 4.10m x 3.04m

Lounge - 4.43m x 4.11m

Sun Room Area - 2.97m x 3.47m

Bedroom One - 4.16m x 4.41m

Bedroom Two - 2.97m x 3.54m

Bathroom - 2.09m x 3.06m

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our property details accurate, however, they do not constitute or form part of an offer or any contract and are not to be relied upon as statements of representation or fact. Any services, systems and appliances listed in the details have not been tested by us and no guarantee is given to their operating ability or efficiency.

All the measurements and floor plans have been taken as a guide to prospective purchasers and are not to be relied upon. Please be advised that some of the information may be awaiting vendor approval. If you require clarification of further information on any points please contact us direct.

MAKING AN OFFER Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

Tenure - We are not able to verify the tenure of the property as it is not always possible to see sight of the relevant documentation prior to marketing. Prospective purchasers must make further enquiries with their legal adviser

Council Tax Band: A (Durham County Council)

Tenure: Freehold

Garden details: Private Garden

Tenure

Freehold

Ground Floor

Approx. 53.8 sq. metres (576.6 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 97.1 sq. metres (1045.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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