

4 bed semi-detached house to buy in DH7

Low Moor Road, Langley Park, Durham, Durham, DH7 9UG

£250,000

x 4 x 2 x 2

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- Four Bedroom Semi-Detached
- Principle Bedroom With Eu-Suite and Walk in Wardrobe
- Open Plan Kitchen Dining Area
- Driveway and Integral Garage
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer for sale this extended and improved four-bedroom semi-detached family home situated on Low Moor Road, Langley Park, Durham. Extended to both the side and rear, the property offers spacious and versatile accommodation throughout and is likely to appeal to a range of purchasers seeking a well-proportioned family home. Benefits include an open plan kitchen/dining room, principal bedroom with dressing room and en-suite, refitted kitchen and bathroom, conservatory, garage and ample off-street parking.

The accommodation briefly comprises a composite entrance door leading into the entrance hallway with built-in storage and staircase to the first floor. To the front elevation is a bay-fronted lounge with feature electric fireplace, while to the rear is a spacious open plan kitchen/dining room fitted with a modern range of wall and base units, central island and French doors opening directly onto the rear garden. A separate utility room provides additional storage and laundry facilities with internal access into the garage.

To the first floor are four bedrooms, three of which are generous double rooms. The principal bedroom benefits from a walk-in dressing room together with an en-suite shower room. A refitted family bathroom completes the accommodation.

Externally, the property occupies a generous plot with a block paved frontage providing off-street parking for multiple vehicles, access to the attached garage and a small front garden. The enclosed rear garden is predominantly laid to lawn and also benefits from an externally accessed conservatory overlooking the garden.

The property further benefits from gas central heating and double glazing.

Low Moor Road is located within the popular village of Langley Park, approximately six miles from Durham City Centre. The property enjoys an open outlook towards the cricket ground to the front and is within walking distance of local shops, schools and everyday amenities. Excellent road links provide convenient access to Durham City and neighbouring towns whilst retaining the benefits of a semi-rural village location.

Council Tax Band: C

Tenure: Freehold

Price: £250,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hallway

Composite entrance door, gas central heating radiator, built-in storage cupboard, carpet flooring and staircase leading to the first floor accommodation.



Lounge

3.85m x 3.40m (12'7" x 11'1")

Double glazed square bay window to the front elevation, gas central heating radiator, feature fireplace incorporating an inset electric fire and carpet flooring.



Open Plan Kitchen / Dining Room

5.95m x 5.20m (19'6" x 17'0")

A spacious open plan room fitted with a modern range of wall and base units with roll top work surfaces and matching upstands incorporating a composite one and a half bowl sink unit. Central island providing additional preparation space, plumbing for a dishwasher, space for a freestanding fridge freezer and space for a multi-fuel range cooker with extractor canopy above. Luxury vinyl tile flooring throughout. Double glazed windows to the rear elevation together with French doors opening onto the rear garden.



Utility Room

3.20m x 1.49m (10'5" x 4'10")

Fitted with base units incorporating work surfaces and sink unit, plumbing for a washing machine and space for a tumble dryer. Luxury vinyl tile flooring, rear aspect window and internal access into the attached garage.



Conservatory

3.43m x 2.08m (11'3" x 6'9")

Positioned to the rear of the property overlooking the garden, with gas central heating radiator and French doors providing access to the garden.



First Floor Landing

Carpet flooring and loft access.

Principal Bedroom

4.50m x 3.10m (14'9" x 10'2")

Double glazed window to the front elevation, gas central heating radiator and carpet flooring. Access to a walk-in dressing room and en-suite shower room.



Dressing Room

1.33m x 2.54m (4'4" x 8'4")

Walk-in dressing area providing useful wardrobe and storage space. Window to rear aspect, central heating radiator.

En-Suite Shower Room

2.45m x 1.65m (8'0" x 5'4")

Fitted with a white suite comprising low-level WC, wash hand basin set within a vanity unit and shower cubicle with mains-fed shower. Chrome heated towel radiator, additional gas central heating radiator, extractor fan and vinyl flooring.



Bedroom Two

5.77m x 3.23m (18'11" x 10'7")

Double glazed window to the rear elevation, gas central heating radiator and carpet flooring.



Bedroom Three

3.85m x 3.32m (12'7" x 10'10")

Double glazed window to the front elevation, gas central heating radiator and carpet flooring.



Bedroom Four

2.80m x 1.90m (9'2" x 6'2")

Double glazed window to the front elevation, gas central heating radiator and laminate flooring.



Family Bathroom

4.17m x 2.02m (13'8" x 6'7")

Refitted white suite comprising panelled bath with mains-fed shower over, low-level WC and wash hand basin set within a vanity unit. Part tiled walls, tiled flooring, heated towel radiator, gas central heating radiator and double glazed window to the rear elevation. Built-in cupboard housing the combination boiler.



Garage

5.69m x 3.18m (18'8" x 10'5")

Attached garage accessed via double timber doors from the front together with an internal door from the utility room.

Externally

To the front:

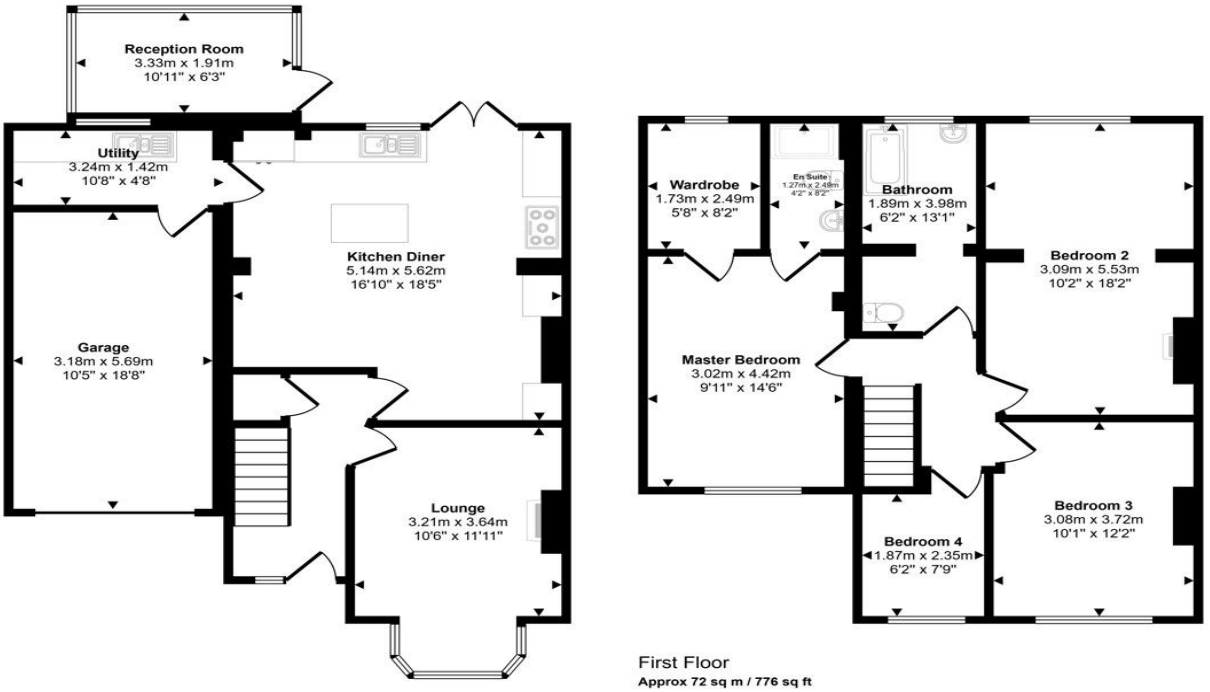
The front of the property features a block paved pathway and double width block paved driveway providing ample off-street parking and access to the attached garage. A small garden area completes the frontage.

To the rear:

Enclosed rear garden predominantly laid to lawn, providing a practical outdoor space with access to the conservatory via French doors.



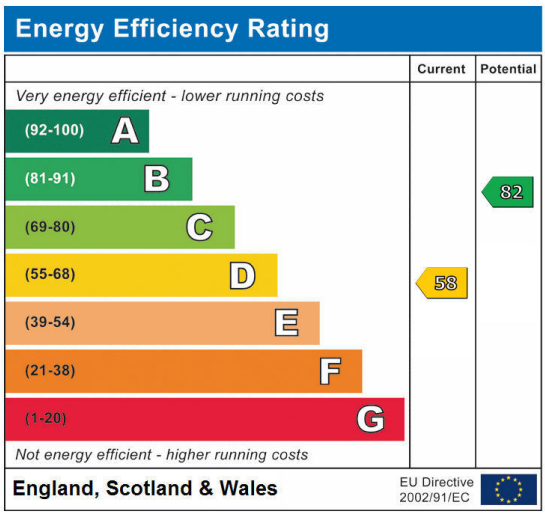
Approx Gross Internal Area
153 sq m / 1646 sq ft



First Floor
Approx 72 sq m / 776 sq ft

Ground Floor
Approx 81 sq m / 870 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Low Moor Road, Langley Park, Durham, Durham, DH7 9UG

Contact your local branch today for more information on this property:

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