



2 bed semi-detached house to buy in DH7

East Clere, Langley Park, Durham,
Durham, DH7 9XY

£95,000

 x2  x1  x1

Tenure

Freehold

Property features

- ✓ Front and Rear Gardens
- ✓ Open Views Across The Surrounding Areas
- ✓ Two Generous Bedrooms
- ✓ Popular Village Location
- ✓ Excellent Road Links Via The A691 & A167

On Street parking

Garden

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

0191 3832133
durham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Beautifully presented and significantly improved throughout, this superb two-bedroom semi-detached home offers stylish and spacious accommodation finished to a high standard. The property has been tastefully modernised by the current owners and features a stunning lounge with a feature chimney breast housing a multi-fuel stove, a contemporary fitted kitchen with integrated appliances and quality work surfaces, two well-proportioned double bedrooms, and a modern family bathroom. Decorated in neutral tones and ready to move straight into, the home is ideal for first-time buyers, young professionals, or those looking to downsize.

Externally, the property occupies an elevated position with a low-maintenance front garden laid to decorative gravel and enclosed by fencing, with steps and a gated pathway leading to the front entrance. To the rear is a generous enclosed garden offering an excellent outdoor space for families and entertaining, with a large raised decking area, central lawn, paved pathway, additional decked seating area, and substantial timber log store, all enjoying pleasant open views across the surrounding area.

Situated in the popular village of Langley Park, the property is conveniently located close to a range of local shops, schools, and amenities, with Durham City Centre just a short drive away. Excellent transport links are available via the A691 and A167, providing easy access to Durham, Consett, and Newcastle.

Council Tax Band: A

Tenure: Freehold

Price: £95,000

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

External

A well-presented two-bedroom semi-detached home occupying an elevated position with steps and gated access leading to the front entrance. The property features a landscaped, low-maintenance front garden with decorative gravel, mature planting and brick retaining walls, together with useful brick-built storage to the side and pleasant open views across the surrounding area.



Living Room

A spacious and beautifully presented living room featuring modern flooring, contemporary décor and a striking central feature fireplace with inset multi-fuel stove. Dual aspect windows to the front and French doors to the rear provide an abundance of natural light, creating a bright and welcoming space ideal for both relaxing and entertaining.



Kitchen

A stylish and modern fitted kitchen featuring a range of contemporary wall and base units with contrasting work surfaces, integrated oven and hob, and space for freestanding appliances. Finished with attractive tiled walls and distinctive herringbone-effect flooring, the kitchen offers a practical and well-designed space with a rear-facing window providing plenty of natural light.



Bedroom 1

A spacious and beautifully presented principal bedroom featuring two front-facing windows, modern décor and fitted carpet, creating a bright and comfortable space with ample room for freestanding furniture.



Bedroom

A well-proportioned second bedroom featuring modern décor, fitted carpet and a rear-facing window overlooking the garden. The room offers ample space for a double bed and freestanding furniture, creating a bright and comfortable guest bedroom or additional principal bedroom.



Bathroom

A stylish and contemporary bathroom fitted with a white three-piece suite comprising a panelled bath with shower over and glass screen, pedestal wash hand basin and low level W/C. Finished with modern wall panels and tiled flooring, the bathroom provides a bright and well-presented space.

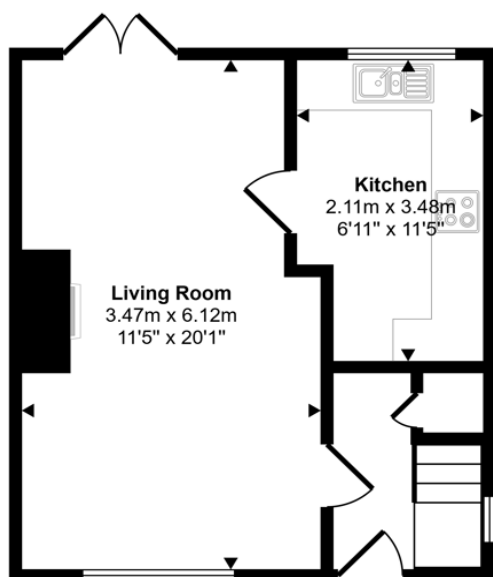


Garden

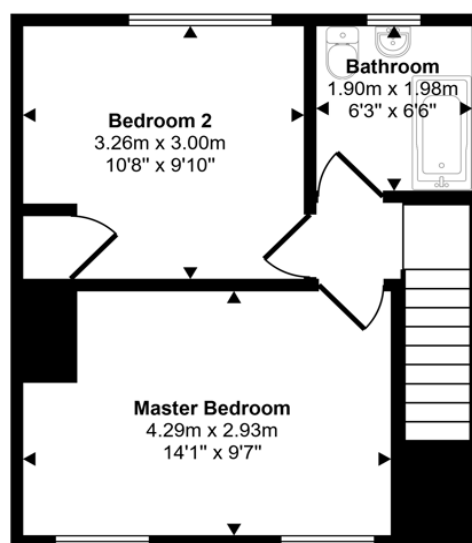
A generous and well-maintained rear garden designed for both relaxation and entertaining. The garden features an elevated timber decking area directly accessed from the French doors, providing ample space for outdoor seating and dining. Steps lead down to a central lawn with a paved pathway running through the middle, while a further decked seating area is positioned to the rear of the garden. Fully enclosed by timber fencing for privacy, the garden also benefits from a substantial timber log store and enjoys an open outlook across the surrounding area.



Approx Gross Internal Area
64 sq m / 691 sq ft



Ground Floor
Approx 32 sq m / 344 sq ft



First Floor
Approx 32 sq m / 347 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.

East Clere, Langley Park, Durham, Durham, DH7 9XY

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

**105 Gilesgate, Durham City, County Durham, Tyne & Wear, DH1 1JA, Tel: 0191 3832133,
durham@pattinson.co.uk, www.pattinson.co.uk**

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.

