



- One Bedroom Ground Floor Flat
- UPVC Double Glazing
- Gas Central Heating
- Kitchen With Integrated Cooking Appliances

### Langley Terrace, Stanley, Co.Durham

£42,500

A one bedroom ground floor flat which benefits from gas combi central heating and full uPVC double glazing. Briefly comprises of entrance lobby, kitchen with integrated cooking appliance, bathroom suite, lounge/diner with fireplace, spacious front bedroom, front lobby.



## Property Description

SEVEN KEYS welcome this one bedroom ground floor flat which benefits from gas combi central heating and full uPVC double glazing. Briefly comprises of entrance lobby, kitchen with integrated cooking appliance, bathroom suite, lounge/diner with fireplace, spacious front bedroom, front lobby.

### KITCHEN

A small galley kitchen fitted with a range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and electric cooking hob, sink and drainer, plumbed for washing machine, radiator, uPVC double glazed window.

### LIVING ROOM

Feature fireplace with electric fire, radiator, uPVC double glazed window.

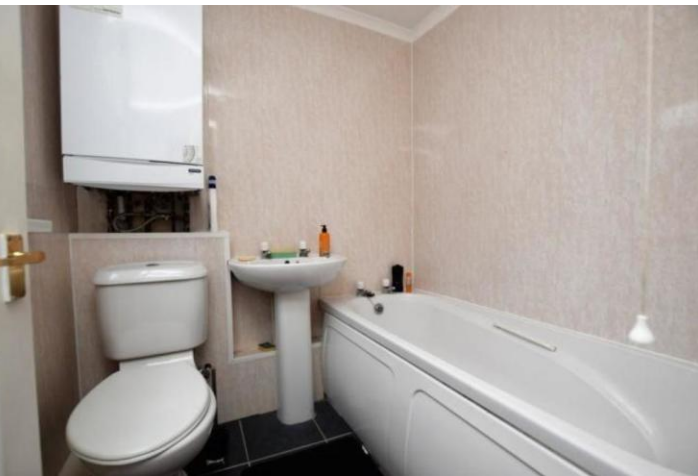
### BEDROOM

A spacious front room with radiator and uPVC double glazed window.

### BATHROOM

Panel bath, PVC panelled walls, pedestal wash basin, WC, gas combi central heating boiler, radiator, vinyl flooring, uPVC double glazed window.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	64   D
39-54	E		
21-38	F		
1-20	G		

Boston House, Unit 2 Fifth Avenue,  
 Team Valley Trading Estate,  
 Gateshead, Tyne And Wear, NE11  
 0HF

[www.sevenkeys.co.uk](http://www.sevenkeys.co.uk)  
 0191 4971797  
[info@sevenkeys.co.uk](mailto:info@sevenkeys.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements