



29 Esh Hillside Langley Park, Durham DH7 9TG

- 3 Bedroom Semi Detached
- Popular Residential Development
- No Onward Chain
- 2 Reception Rooms
- Village Location
- Gardens Front and Rear

Offers In The Region Of £129,950

29 Esh Hillside, Langley Park

Rea Estates offer to the sales market this 3 Bedroom Semi Detached Family Home, situated within a popular residential development.

The village of Langley Park is 4 miles to the East of the Historic City of Durham, 15 miles from Newcastle Upon Tyne and is well placed for commuting purposes as it lies a short drive from the A (167) Highway which provides good road links both North and South.

The village itself has a wide variety of shops, amenities and a primary school which includes nursery, reception, infant and junior classes.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises: Entrance Hallway, Lounge, Dining Room and Fitted Kitchen.

To the first floor there is a Family Bathroom, separate W/c and Three Double Bedrooms.

Externally the property has gardens both front and rear. In our opinion this property, which is offered for sale with no onward chain, would make an exceptional family home and therefore an early viewing is highly recommended.

Entrance Hallway

Double glazed entrance door, window to the side elevation, radiator, staircase rising to the first floor and under stair storage cupboard.



Lounge: 14'07 max x 12'0 max (4.45m x 3.66m)

A well-proportioned lounge with double glazed bow window to the front elevation, allowing lots of natural light to flood the room. Wall mounted electric fire and central heating radiator.



Dining Room: 10'11 x 10'02 (3.33m x 3.10m)

A second reception room that could be utilised for a number of purposes. Cornice to ceiling, window overlooking the rear garden, radiator and door to kitchen.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Kitchen:**10'08 x 9'08 (3.25m x 2.95m)**

Fitted with a range of base, drawer and wall units, complementary work surfaces and tiled splash backs. Integrated electric oven, hob and contemporary stainless steel and curved glass extractor hood. Inset sink unit with central mixer tap, space and plumbing for automatic washing machine. Cornice, radiator and external glazed door with side windows opening to the rear garden.

**First Floor Landing**

Window to the side elevation and loft access hatch. Doors to:

Bedroom One:**12'0 x 12'0 (3.66m x 3.66m)**

Situated to the front of the house, with built in storage cupboard and ample space for a range of free standing bedroom furniture.

**Bedroom Two:****12'01 x 10'02 (3.68m x 3.10m)**

A second double bedroom with window to the rear elevation, boasting far reaching views across the surrounding countryside.



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Bedroom Three:

8'10 x 8'08 (2.69m x 2.64m)

Ample sized third bedroom with window to the front elevation and radiator.



Externally

The property has gardens both front and rear which are laid to lawn.

A patio area, to the rear provides space for outdoor dining and entertaining. Two brick built outhouses provide added storage facilities.



Bathroom:

8'03 x 5'06 (2.51m x 1.68m)

Comprising, mains fed shower over panelled bath and pedestal wash hand basin. Ceiling mounted extractor fan, obscure double glazed window and radiator. Cupboard housing central heating boiler.



Separate W/c:

Low level w/c, radiator and obscure double glazed window.

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