

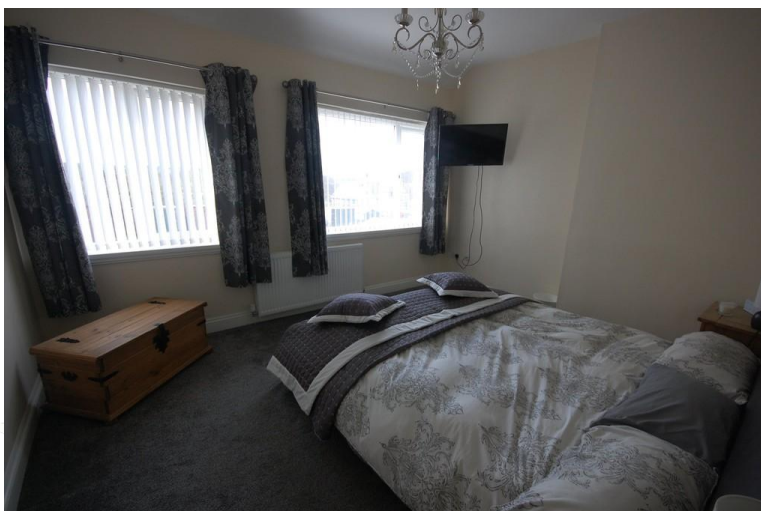


Stuart Edwards
ESTATE AGENTS

LILIAN TERRACE, LANGLEY PARK, DURHAM, DH7 9YF
FOR SALE £85,000

DURHAMS MOST EXPERIENCED PROPERTY PROFESSIONALS





FULL DESCRIPTION

Beautifully presented and superbly appointed mid terraced house, an ideal home ready to move into. The living accommodation comprises: lounge with impressive recessed feature fireplace and extensively fitted modern kitchen with range cooker and integrated dishwasher. To the first floor: landing with storage cupboard, luxury family bathroom, 2 good sized bedrooms and loft conversion accessed via a conventional staircase. Externally there is a yard area to the rear and garden to the front. Benefiting from gas central heating via a combi boiler installed in November 2014, re-wiring in 2014, re-plastering, new roof and UPVC double glazing throughout. Must be viewed!

KITCHEN

17' 9" x 13' 1" (5.41m x 3.99m) Extensive range of modern wall and floor units with laminate worktops and inset one and a half bowl stainless steel sink unit with mixer tap. Electric range cooker, plumbed for automatic washing machine, integrated dishwasher, double radiator, feature tiling, double doors leading to lounge and open staircase with under-stair storage cupboard leading to the first floor landing.



LOUNGE

14' 4" x 13' 5" (4.37m x 4.09m) Recessed feature fireplace with oak surround and inset 4.5 kilowatt log burning stove. Laminate flooring, pillar radiator and UPVC double glazed patio doors leading to the front garden.

LANDING

Double radiator and storage cupboard.

BEDROOM 1

12' x 13' 7" (3.66m x 4.14m) Double radiator.



BEDROOM 2

20' 9" x 7' (6.32m x 2.13m) Double radiator.

BATHROOM

Luxury white suite comprising: low level wc, wash hand basin, panel bath with electric shower over, décor panelled walls and chrome heated towel rail.

EXTERNALLY

Small rear yard, front garden and outside tap.

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are in produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

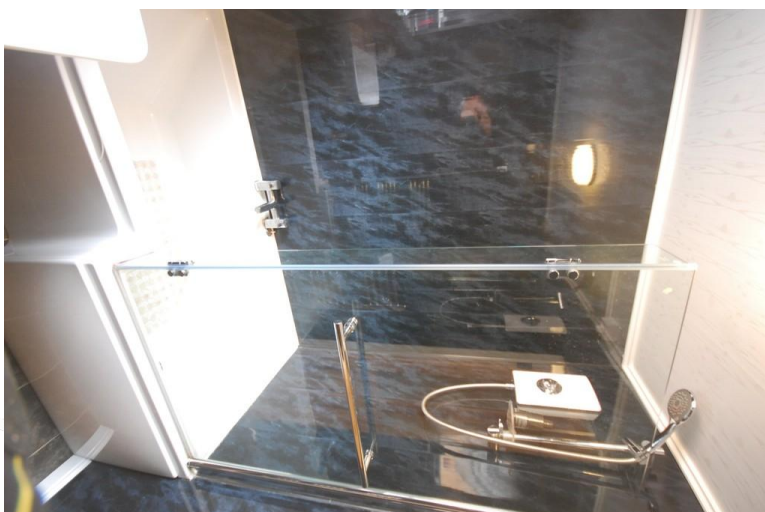


LOFT CONVERSION

12' 1" x 11' 2" (3.68m x 3.4m) Accessed via a conventional staircase with Velux window.

TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.





VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on OnTheMarket.com

FINANCIAL ADVICE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

FREE VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

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THANK YOU

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