



106 High Street South, Langley Moor, DH7 8EX
£100 Per Week

Venture
PROPERTIES

Venture Properties are delighted to offer the opportunity to rent a spacious self contained room which is furnished to a high standard, in the sought after location of Langley Moor. Having all bills included and with flexible terms available, early viewing is highly recommended.

In immaculate condition, the room comprises of a double bed, two double wardrobes and sofa. You also have access to a communal kitchen with space to dine, bathroom and a lovely garden.

The property is located within a short walk to a variety of amenities on Langley Moor high street including supermarkets, coffee shops and pubs. There are superb road links and a regular bus service to Durham City, which lies approximately 2 miles distant.

EPC EXEMPT

Communal Hallway



A welcoming hallway entered via UPVC double glazed door.

First Floor Room

16'6" x 16'0"



Large room with a UPVC double glazed window, radiator, two built in double wardrobes, a double bed and a sofa.

Kitchen

16'5" x 13'5"



A large kitchen which is fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with

mix tap, a built in stainless double oven and a stainless steel gas hob with extractor over, an integrated dishwasher and a fridge and freezer. Further features include a UPVC double glazed window to the rear and a full length glazed UPVC double glazed door to the rear garden, recessed spotlighting, tiled flooring and radiator. There is also use of a dining room table and chairs.

WC

With low level WC.

Bathroom/WC

9'5" x 9'4"



Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator, storage cupboard, extractor fan and UPVC double glazed opaque window to the rear.

External



To the rear is a well-maintained garden with lawn, planted borders, a block paved patio area and rear access gate. There is ample parking to the rear and also on street parking to the front of the property.



Venture

PROPERTIES

For all your
property needs

discover the difference
with us 7 days a week

www.venturepropertiesuk.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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.

Venture Properties 4 New Elvet, Durham, DH1 3AQ

T: 0191 372 9797 E: durham@venturepropertiesuk.com W: www.venturepropertiesuk.com