



Venture
PROPERTIES

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

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, sofa, two drawer units, a shelving unit and two bedside tables. 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.

Ground Floor Room

15'11" x 12'6"



Large room with a UPVC double glazed window, a feature fireplace, radiator, a double bed, two drawer units, a shelving unit, two bedside tables 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
P R O P E R T I E S

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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		
(81-91) 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 

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