



Ivy Terrace, Langley Park, DH7 9XW
3 Bed - House - Mid Terrace
£150,000

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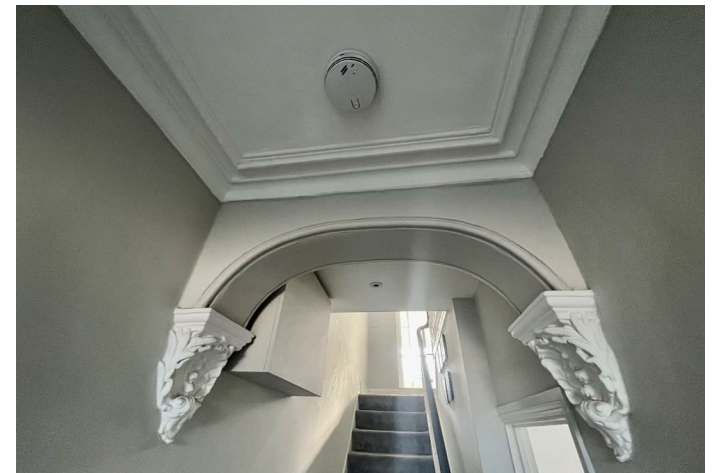
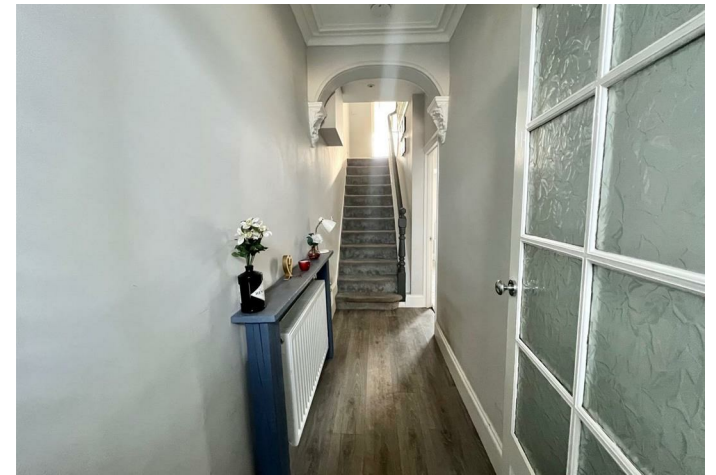
Ivy Terrace Langley Park, DH7 9XW

**** NO UPPER CHAIN ** VIEWING HIGHLY RECOMMENDED ** GORGEOUS KITCHEN AND BATHROOM ** ATTRACTIVE VILLAGE LOCATION**APPROX. 4 MILES FROM DURHAM CITY CENTRE****

Larger than average three bedroomed mid terraced house which has modern kitchen and bathroom suite, large rooms with high ceilings, and retains much charm and character. On the ground floor a spacious entrance vestibule and entrance hallway, dining room, lounge which has bay window and the original ceiling coving, a large kitchen with quality white units with integrated appliances including built in oven, hob, fridge freezer, dishwasher and automatic washer/dryer machine.

To the first floor there is a large landing, three good sized bedrooms and an absolutely stunning bathroom/wc with a luxury white suite including bath/shower attachment, twin vanity wash hand basins, wet room area with chrome shower. Externally there is a front garden and a large rear yard with artificial grass. An internal inspection is highly recommended to appreciate the property fully.

Ivy Terrace is located just off the front street in the popular village of Langley Park within easy walking distance of a good range of local amenities including shops, primary school and regular bus services to the surrounding residential and commercial areas. An excellent net work of roads provide access to Durham City approx. 4 miles away where there are a wider range of shopping and leisure facilities. Langley Park is surrounding by beautiful open countryside and will appeal to a buyer looking for a semi rural location.











GROUND FLOOR

Hallway

Lounge

14'9" x 12'9" (4.52 x 3.91)

Dining Room

13'5" x 13'3" (4.11 x 4.06)

Kitchen

13'10" x 6'9" (4.22 x 2.08)

FIRST FLOOR

Landing

Bedroom 1

12'11" x 10'4" (3.96 x 3.15)

Bedroom 2

13'5" x 10'4" (4.11 x 3.15)

Bedroom 3

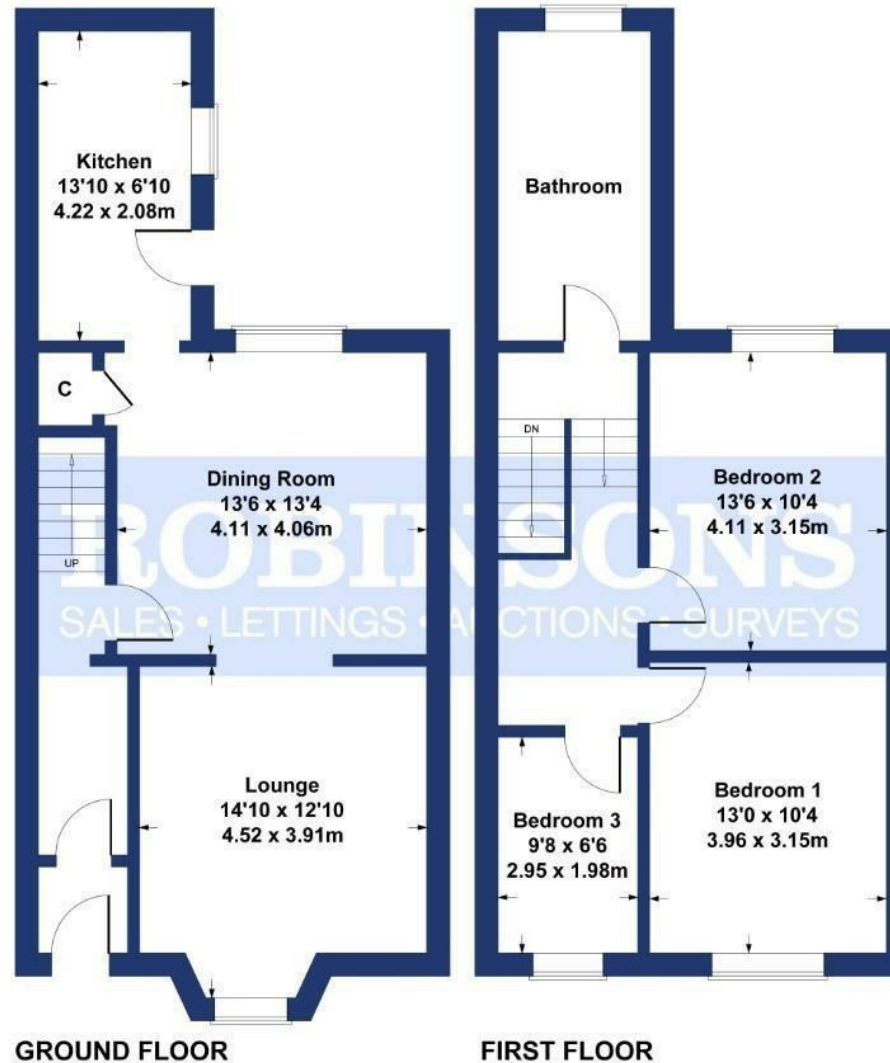
9'8" x 6'5" (2.95 x 1.98)

Bathroom



Ivy ~Terrace, Langley Park

Approximate Gross Internal Area
1136 sq ft - 106 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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