



St. Bedes Way, Langley Moor, DH7 8YB
2 Bed - House - Semi-Detached
O.I.R.O £145,000

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No Upper Chain ** Popular Location ** Good Local Amenities & Road Links ** Outskirts of Durham ** Upvc Double Glazing & GCH ** Gardens, Parking & Garage ** Ideal Starter or Young Family Home **

The main entrance is into a small vestibule, leading into a comfortable lounge which has stairs to the first floor. To the rear of the property is the kitchen, which leads to the rear garden via French doors. To the first floor, there are two double bedrooms and family bathroom/WC, which includes over bath shower. Externally there is an enclosed garden to the rear with patio area and door to the single garage. The property also benefits from a spacious driveway for ample parking.

Langley Moor, situated just outside Durham City, is a popular village well-served by a range of local amenities, including shops, cafes, and a popular supermarket, ensuring daily essentials are within easy reach. There are also educational facilities nearby, with schools catering to different age groups, as well as leisure options like parks and sports clubs.

Langley Moor enjoys strong transport connections, with regular bus services providing quick access to Durham City and beyond. Durham's train station is just a short drive away, offering direct rail links to key destinations such as Newcastle and London, ideal for commuters. The village is also conveniently located near the A690 and A1(M), allowing easy access to the wider region.

Additionally, the surrounding countryside offers scenic walking and cycling routes for those who enjoy outdoor activities. With its close-knit community feel and proximity to both Durham's city amenities and beautiful rural landscapes, Langley Moor is a desirable choice for a range of buyers.



GROUND FLOOR

Entrance Porch

Lounge

17'1 x 11'6 (5.21m x 3.51m)

Kitchen

11'6 x 6'7 (3.51m x 2.01m)

FIRST FLOOR

Bedroom

11'6 x 9'6 (3.51m x 2.90m)

Bedroom

11'6 x 8'6 (3.51m x 2.59m)

Bathroom/WC

6'7 x 5'3 (2.01m x 1.60m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast
9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx.
£1,891 p.a

Energy Rating: C

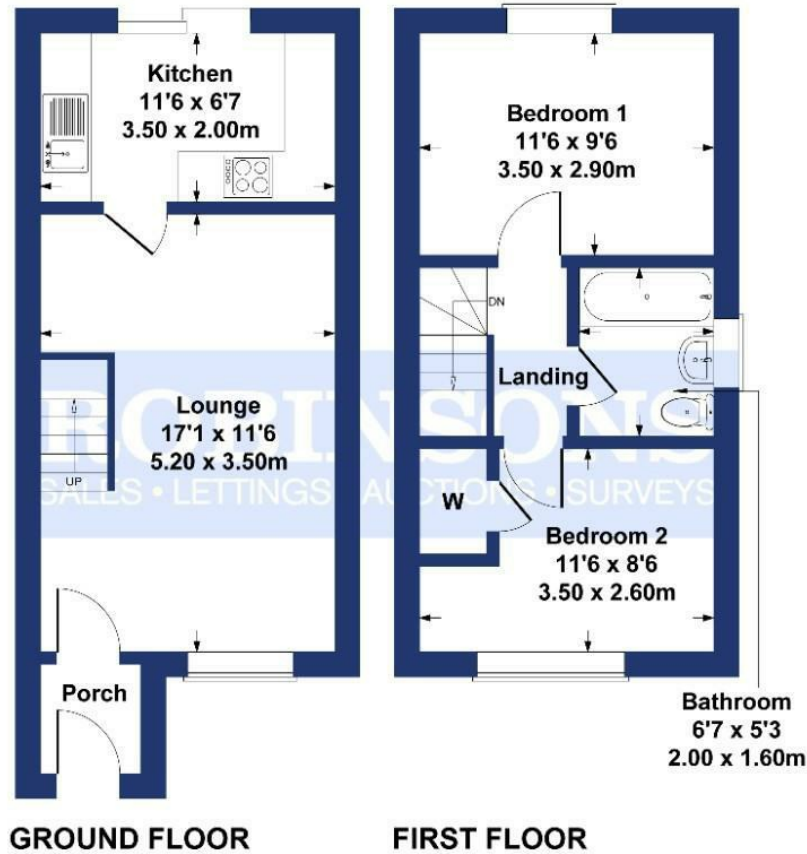
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St Bedes Way

Approximate Gross Internal Area
570 sq ft - 53 sq m



GROUND FLOOR **FIRST FLOOR**

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	71	
(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	

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