





Langmere, DL16 6UW

3 Bed - House - Semi-Detached

£145,000

ROBINSONS

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WHAT AN IMMUCALATE LOVELY HOME, This superbly presented Three BEDROOMED SEMI DETACHED HOUSE is an IDEAL PURCHASE FOR A VARIETY OF BUYERS INCLUDING THE FIRST TIME BUYER. This LOVELY HOME is a credit to its currently owner and MUST BE VIEWED INTERNALLY TO BE APPRECIATED. Located in this QUIET CUL DE SAC on the every popular GREENWAYS DEVELOPMENT which is convenient for access to nearby shops, schools and amenities and the attractive Jubilee Park is only a short distance away.

The property itself benefits from UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, briefly comprising of ENTRANCE PORCH, ATTRACTIVE LOUNGE, ATTRACTIVE KITCHEN/BREAKFAST ROOM. Whilst to the FIRST FLOOR, THREE BEDROOMS and ATTRACTIVE FITTED BATHROOM. EXTERNALLY the property enjoys well kept FRONT & REAR GARDENS with DRIVEWAY leading to SINGLE GARAGE and in more detail the accommodation comprises of :-

Porch
Front facing double glazed uPVC window, side facing double glazed uPVC window, tiled floor.

Lounge
17'1 x 12'6 (5.21m x 3.81m)
Front facing uPVC double glazed window, television point, radiators x 2, stairs to first floor, quality flooring.

Kitchen/Breakfast Room
8'6 x 12'7 (2.59m x 3.84m)
Fitted with range of base, wall and drawer units with white and purple gloss doors and chrome handles, beech effect worktops inset with stainless steel sink and drainer with mixer tap, tiled splashbacks, laminate flooring, plumbing for washing machine, radiator, storage cupboard, gas and electric oven points, recessed spotlights, Baxi combination gas boiler, rear facing uPVC double glazed window and door.

Landing
Loft hatch allowing access to boarded loft space, quality flooring.

Bedroom One
9'3 x 12'6 (2.82m x 3.81m)
Front facing uPVC double glazed windows, fitted wardrobes, radiator, television point, quality flooring.

Bedroom Two
11'7 x 10'3 (3.53m x 3.12m)
Rear facing uPVC double glazed window, radiator storage cupboard.

Bedroom Three
10'1 x 6'2 (3.07m x 1.88m)
Rear facing uPVC double glazed window, radiator.

Bathroom
Fitted with a three piece bathroom suite consisting of a low level WC, pedestal wash hand basin and panelled bath with shower and screen over, tiled walls above bath and shower area, lino flooring, radiator, recessed spotlights and extractor fan.

Externally
Landscaped front garden with lawned area, external light, shrubbery and pathway to front door, tandem driveway, rear lawned garden with decking, brick paved patio, timber shed with electrics.

Garage
Single garage with roller shutter door to front, electric supply, lighting, storage shelves above front and back doors and access from garden to rear. Several external power points at rear door.

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 1000Mbps *
Mobile Signal/Coverage: Average - Good
Tenure: Freehold
Council Tax: Durham County Council, Band B - Approx. £1,899.20 p.a
Energy Rating: tbc
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.











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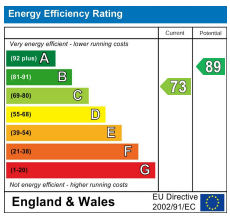
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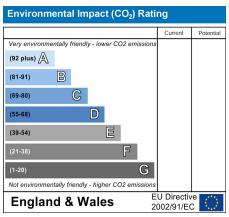
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