

# SIGNATURE

## NORTH EAST

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 Elm Street, Durham DH7 9SU

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**Offers Over £80,000**

Signature North East are delighted to welcome this recently renovated two-bedroom terraced home to the market, located in the popular village of Langley Park, just outside of Durham. Perfectly positioned for those looking to enjoy a balance of convenience and countryside, the property is a short drive from Durham city centre, offering a wide range of shopping, dining, and leisure options. With excellent access to the A691 and A167, it is ideal for commuting across County Durham and beyond. The area also boasts a selection of well-regarded schools, making it a great choice for families. Outdoor enthusiasts will appreciate the nearby walks, cycle routes, and open green spaces.

Upon entering, you are welcomed into the kitchen, which is well-appointed with stylish wall and base units, complemented by sleek countertops. An integrated oven and hob are included, and the layout comfortably allows space for a small dining table. From here, step through to the spacious living room, which provides ample room for a range of furnishings. The room is bright and inviting, with sliding doors opening out to the rear yard area. A charming mantelpiece adds a touch of character to the space.

Heading upstairs, the first floor is home to two bedrooms. The primary bedroom offers enough space for a double bed and additional furniture, while the second bedroom provides a flexible layout, ideal for a single bed or use as a home office or nursery. The family bathroom completes this level, fitted with a bathtub, shower, hand basin, and W.C.

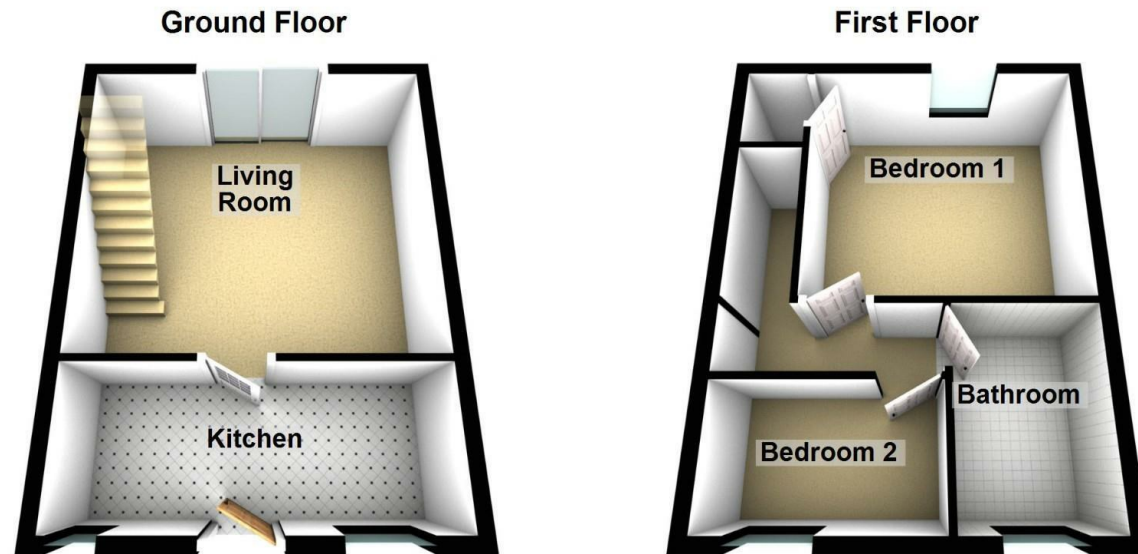
This property has been fully refurbished throughout, featuring fresh décor, new flooring, a stylish new kitchen, and a contemporary bathroom. It also benefits from a brand-new heating system and upgraded electrical wiring.

Externally, the property features both front and rear yard areas, ideal for placing outdoor furniture.

This lovely home blends modern comforts with a sought-after location, making it a fantastic opportunity for a variety of buyers.



# PROPERTY FLOORPLAN



Total area: approx. 61.9 sq. metres (665.9 sq. feet)

## Measurements:

Living Room  
14'2" x 15'10"


Kitchen  
6'4" x 15'10"

Bedroom One  
11'10" x 12'7"

Bedroom Two  
5'7" x 9'4"

Bathroom  
8'10" x 6'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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