Langdales
Professional Estate & Letting Agents

Rogerson Terrace, Croxdale DH6 5HJ

Asking Price: **£139,000** EPC Rating: **C**

We are delighted to market for sale this deceptively spacious THREE BEDROOM property set over three storeys enjoying additional STUDY ROOM to the second floor that offers a variety of uses including the potential to provide a FOURTH BEDROOM. The property is perfectly situated to provide easy access or commuting to Durham City with Spennymoor also only a short drive away. Having enjoyed both many contemporary and tasteful improvement and alteration works by the present owners the property would appeal to a variety of purchasers and must be viewed to appreciate the space available. Internal viewing will reveal accommodation set over three floors comprising of: Entrance Hall, Lounge, Kitchen / Dining Room, Rear Hall and contemporary Shower Room to the Ground Floor. To the First Floor are Two Double Bedrooms and a second Shower Room. To the Second Floor is the Third Bedroom and Study. Externally the property provides an enclosed, low maintenance Garden to the Rear.

43 High Street, Spennymoor DL16 6BB Tel: 01388 810500 info@langdalesestates.co.uk

Your Property Stop Limited - Company Registration No. 11060887
Trading as Langdales Estate & Letting Agents, 43 High Street, Spennymoor DL16 6BB

ENTRANCE HALL With frosted double glazed entry door to the front elevation and stairs leading to first floor accommodation. Decorated with colour washed walls and carpet flooring.

LOUNGE With double glazed window to the front elevation, feature fireplace and hearth incorporating fitted gas fire, double panel heating radiator and under stairs storage cupboard. Decorated with colour washed walls and colour washed wall coverings and carpet floor covering.

KITCHEN / DINING ROOM With double glazed window to the rear elevation, fitted with a range of wall and floor mounted units with contrasting laminate working surfaces incorporating drainer sink unit with mixer tap, integrated electric oven and gas hob with stainless steel extractor, integrated fridge, freezer and dishwasher, plumbing for automatic washing machine, main central heating boiler and convector style heating radiator. Decorated with part tiled and colour washed walls and cushioned floor covering.

REAR HALL With frosted double glazed entry door and frosted double glazed window – both to the side elevation, fitted with wall units and work surface and single panel heating radiator. Decorated with colour washed walls and cushioned floor covering.

SHOWER ROOM With frosted double glazed window to the side elevation, fitted with a contemporary suite comprising of: corner shower cubicle with mains powered shower, push button wc and wash hand basin with fitted vanity units and heated towel rail. Decorated with fully tiled walls and cushioned floor covering.

FIRST FLOOR

LANDING With access to all first floor rooms, single panel heating radiator and staircase leading to second floor accommodation. Decorated with colour washed walls and carpet floor covering.

BEDROOM ONE With double glazed window to the front elevation, range of fitted furniture and wardrobes and double panel heating radiator. Decorated with colour washed walls and carpet floor covering.

BEDROOM TWO With double glazed window to the rear elevation and double panel heating radiator. Decorated with colour washed walls and colour washed wall coverings and carpet floor covering.

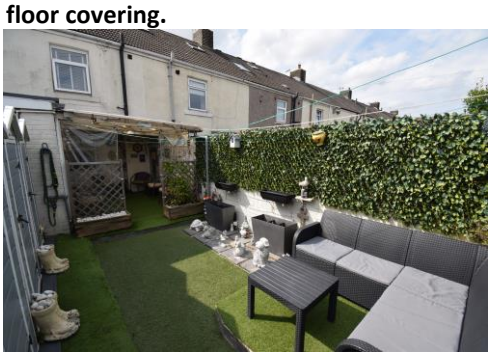
SHOWER ROOM Fitted with a suite comprising of: step in shower cubicle with electric shower, push button wc and wash hand basin and single panel heating radiator. Decorated with colour washed and pvc panelled walls and cushioned floor covering.

SECOND FLOOR

LANDING With double glazed velux window. Decorated with colour washed walls and carpet floor covering.

STUDY With double glazed velux window and convector style heating radiator. Decorated with colour washed walls and carpet floor covering.

BEDROOM THREE With double glazed velux window and convector style heating radiator. Decorated with colour washed walls and carpet floor covering.

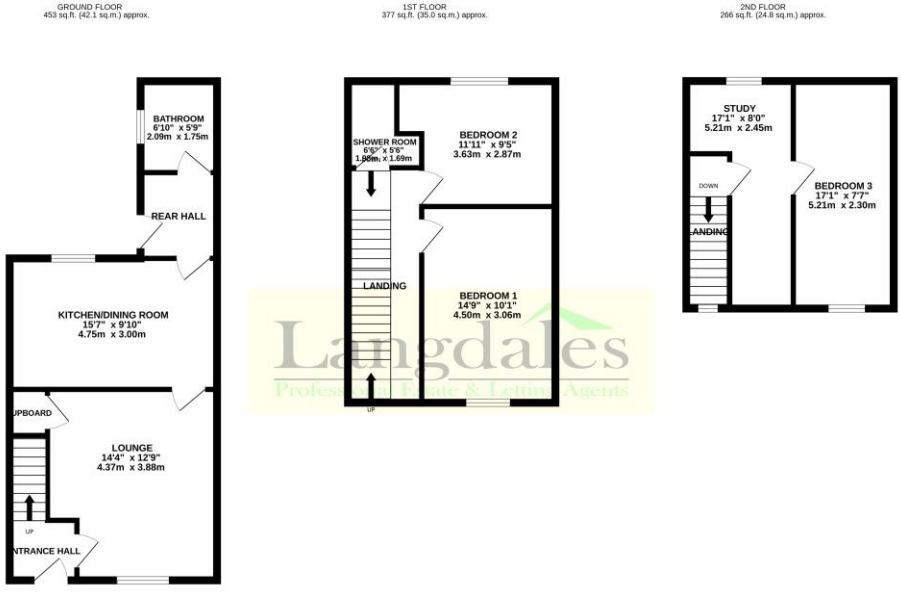


EXTERNAL

To the rear of the property is an enclosed, low maintenance garden with artificial grass and gated access, covered seating area, water tap and three sheds with one enjoying electricity supply.

COUNCIL TAX BAND A

TENURE FREEHOLD



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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