



3



1



2

- 3 Bed Semi Detached House
- 20' Refurbished Kitchen
- Attached Garage with Electric Door
- Sought After Location

- Extended Family Accommodation
- Family Room/Orangery
- Utility Room

- Lounge with Multi-fuel Stove and Bay
- Shower/WC
- Family Garden

This 3 bedroomed semi detached house has been extended to provide superb family accommodation, within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall has a feature circular window and exposed polished wood floor, continuing into the Lounge, with the focal point being a multi-fuel stove within a recessed fireplace with rustic wood mantle piece. There are also wall lights and a bay to the front. The 20'Kitchen has been refurbished with a range of high gloss units with sink unit, Zenith work surfaces, split level double oven, 5 ring induction hob and integral dishwasher with matching door and is open to the Family Room/Orangery, with lantern roof and bi-fold doors opening to the rear garden. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a range of fitted wardrobes and a bay to the front. Bedroom 2 also has fitted wardrobes and enjoys distant views to the rear. Bedroom 3 has a fitted cabin bed and is to the front. The Shower Room/WC has a wc with concealed cistern, wash basin with storage under, shower enclosure with rainhead and hand held showers, screen, fully tiled walls, towel warmer and storage cupboard. The Garage is attached and has an electric roller shutter door. There is also a Utility Room, with sink unit and plumbing for a washer. Externally, the Front Garden is lawned and there is a block paved driveway to the garage. The Rear Garden is ideal for family use, with decking, lawn and a patio.

Langdon Road is pleasantly situated on the sought after Hillheads Estate, conveniently located for amenities including schools and shops. Located to the West of the city, there are food road and public transport links into the city centre, with good access to the A1 and A69.





Energy Performance: Current C Potential C
Council Tax Band: C

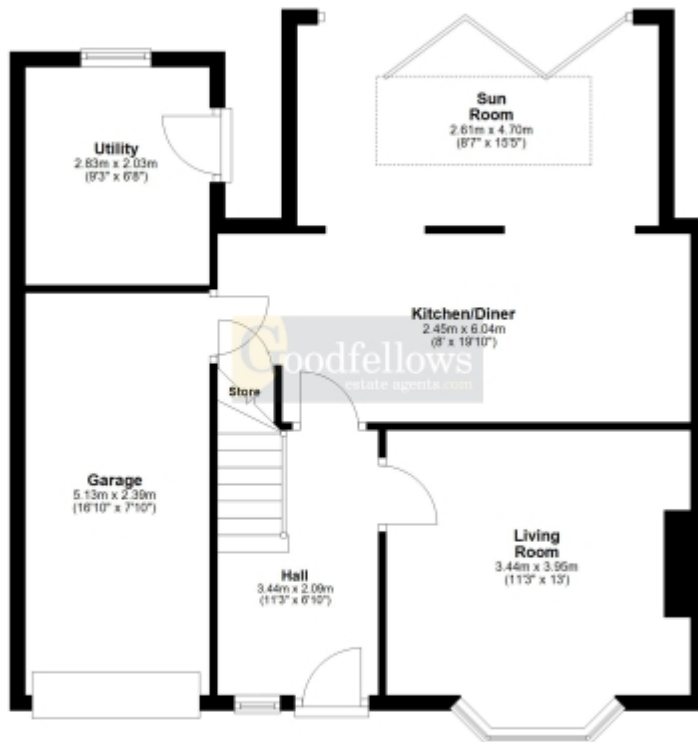
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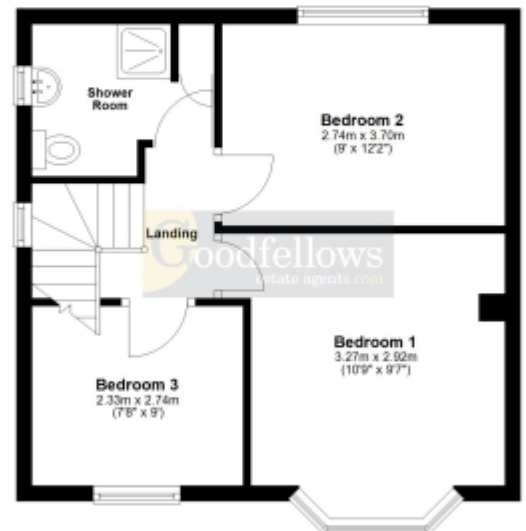
Ground Floor

Approx. 69.9 sq. metres (752.0 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Total area: approx. 106.2 sq. metres (1142.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only.
Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.