

Wesley Court - Langley Moor

Wesley Court, Littleburn Lane, Langley Moor is an exclusive development of 2 and 3 bedroom houses conveniently located only 3 miles from Durham City Centre.

Designed to appeal to a mix of purchaser groups including first time buyers, small families and investors, this development offers affordable homes within close proximity to historic Durham City Centre.

The new homes on offer at Wesley Court answer the demands of hectic modern lives. The houses are fitted with contemporary kitchens, all benefiting from the inclusion of integrated stainless steel ovens and hobs.

Langley Moor's proximity to Durham City Centre allows purchasers the opportunity of utilising all of the City's facilities whilst being set in an out of town location. The accessibility to the A1 and A19 allows easy commuting to Newcastle City Centre, Sunderland and Teesside and the transport links mean Durham City is less than 10 minutes away.

Grainger Homes Limited

Set up at the turn of the Millennium, Grainger Homes, a subsidiary of Grainger Trust plc, was formed with a mission to provide fresh alternatives in terms of style and range of new homes.

At Grainger Homes, we know how stressful it can be when you buy a new home and we therefore do everything we can to make your life easier. You can relax in the knowledge that your property is constructed to a high standard, that the finishes are of the very best quality and that you will be looked after every step of the way by our enthusiastic Sales Team. As a Grainger Homes customer, you will benefit from our experience from the moment you visit our Sales Centre to the moment we hand over the keys to your new home.

With developments across the country, Grainger Homes has built an enviable reputation providing modern efficient homes which are carefully planned and designed to compliment and enhance their local environment.




graingerhomes
www.graingerhomes.co.uk

Etal Specifications

General

- 2 bedrooms
- Rear facing lounge
- UPVC double glazing
- Gas central heating system
- 10 year build warranty
- Allocated parking bay
- Entrance hall with ground floor WC
- Smoke detectors, mains connected
- Chrome ironmongery
- Aerial and telephone points
- Porch over front entrance door
- Ferroli condensing boiler in cupboard and thermostat in entrance hall
- Double patio doors leading from lounge to garden

Bathroom

- White coordinated Roca sanitary ware
- Fully tiled around bath
- Mira sport electric shower above bath
- Shaver socket
- White towel radiator

Kitchen

- Fitted kitchen with stainless steel oven, hob and chimney
- Stainless steel sink and drainer with coordinated mixer tap
- Plumbing for washing machine



Earlesham Specifications

General

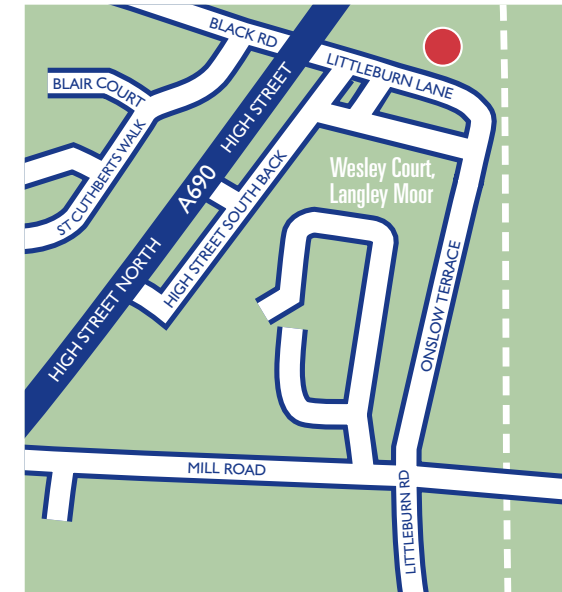
- 3 bedrooms
- Cloakroom to entrance hall
- Open plan dining kitchen
- UPVC double glazing
- Gas central heating system
- 10 year build warranty
- Allocated parking bay
- Entrance hall with ground floor WC
- Smoke detectors, mains connected
- Chrome ironmongery
- Aerial and telephone points

Bathroom

- White coordinated Roca sanitary ware
- Fully tiled around bath, WC and sink
- Mira sport electric shower above bath
- Shaver socket
- White towel radiator

Kitchen

- Fitted kitchen with stainless steel oven, hob and chimney
- Patio doors leading from kitchen diner to garden
- Ferroli condensing boiler with thermostat in entrance hall
- Stainless steel sink and drainer with coordinated mixer tap
- Plumbing for washing machine



Sales and Information Centre opening times:

Thursday - Monday 10.00am - 4.00pm

For more information call: 0191 378 4517



graingerhomes







www.graingerhomes.co.uk

Citygate, St. James' Boulevard, Newcastle upon Tyne NE1 4JE
Telephone: 0191 269 5995 Facsimile: 0191 269 5996
sales@graingerhomes.co.uk

NOTE: These particulars are for illustration purposes only. We operate a policy of continuous development and features may vary from time to time. Consequently these particulars should be treated as general guidance and cannot be relied upon as accurately describing any of the specified matters prescribed by an order under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty.

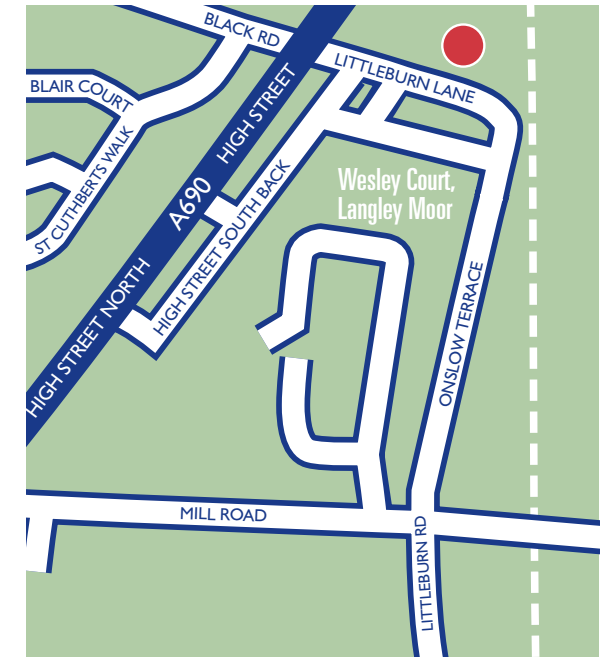
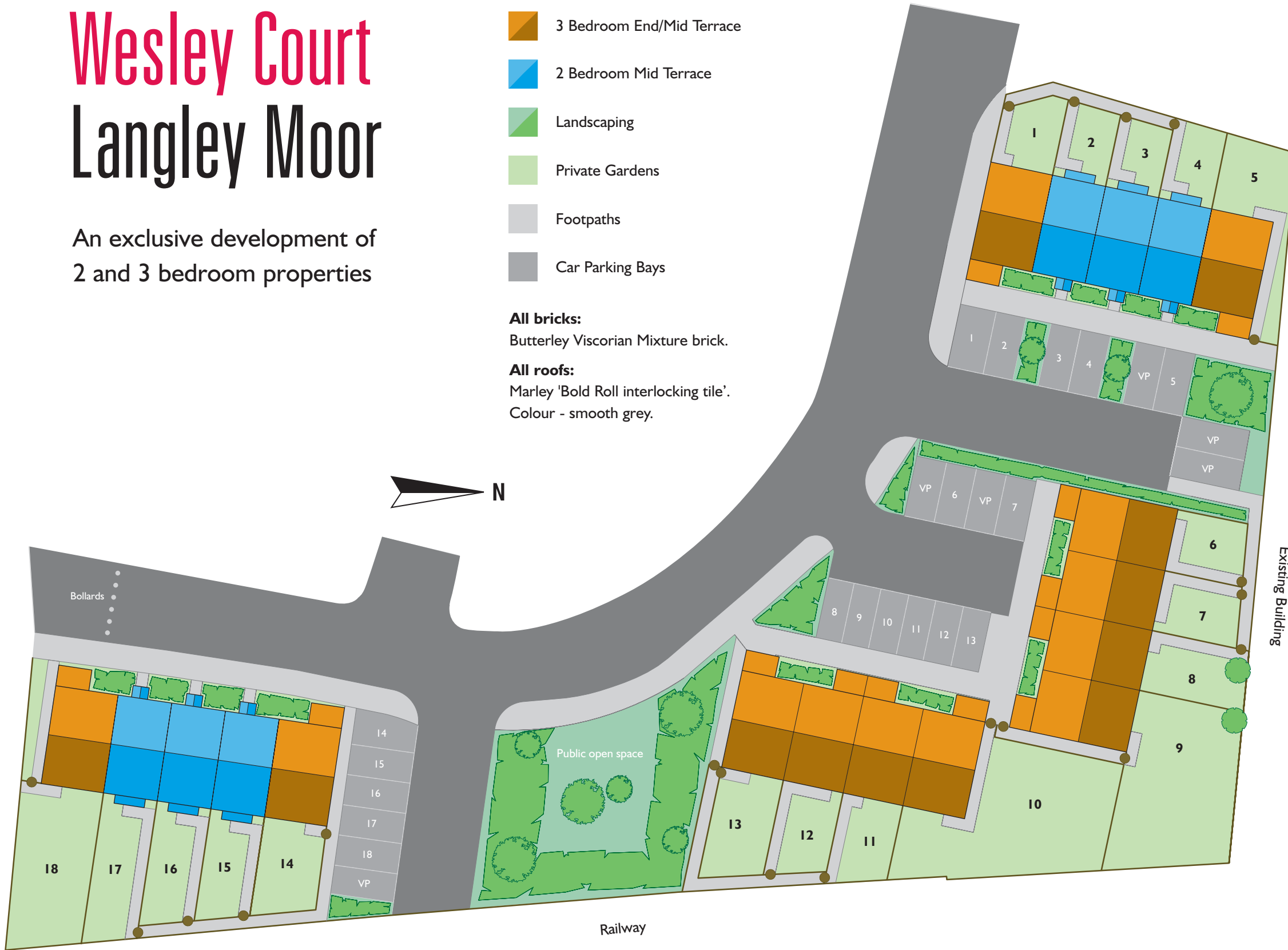
Wesley Court Langley Moor

An exclusive development of
2 and 3 bedroom properties

-  3 Bedroom End/Mid Terrace
-  2 Bedroom Mid Terrace
-  Landscaping
-  Private Gardens
-  Footpaths
-  Car Parking Bays

All bricks:
Butterley Viscorian Mixture brick.

All roofs:
Marley 'Bold Roll interlocking tile'.
Colour - smooth grey.



Sales and Information Centre opening times:
Thursday - Monday 10.00am - 4.00pm
For more information call:
0191 378 4517



graingerhomes
www.graingerhomes.co.uk

NOTE: These particulars are for illustration purposes only. We operate a policy of continuous development and features may vary from time to time. Consequently these particulars should be treated as general guidance and cannot be relied upon as accurately describing any of the specified matters prescribed by an order under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty. Trees are shown for illustration purposes only.

Earlesham



A spacious three bedroom semi-detached home ideal for the younger growing family.

- Cloakroom to entrance hall
- Open plan dining kitchen
- UPVC double glazing
- Gas central heating system
- 10 year build warranty
- Allocated parking bay
- Entrance hall with ground floor WC
- Smoke detectors, mains connected
- Chrome ironmongery
- Aerial and telephone points



graingerhomes

www.graingerhomes.co.uk

Earlesham

Bathroom

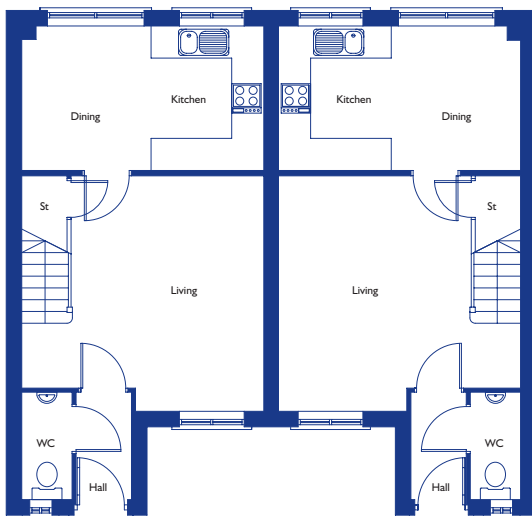
- White coordinated Roca sanitary ware
- Fully tiled around bath, WC and sink
- Mira sport electric shower above bath
- Shaver socket
- White towel radiator

Kitchen

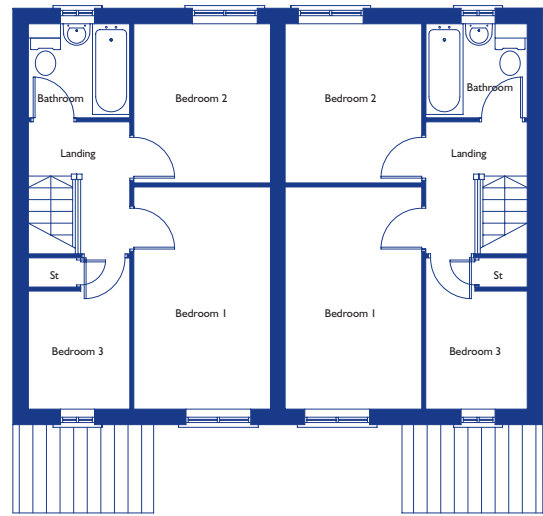
- Fitted kitchen with stainless steel oven, hob and chimney
- Patio doors leading from kitchen diner to garden
- Ferroli condensing boiler with thermostat in entrance hall
- Stainless steel sink and drainer with coordinated mixer tap
- Plumbing for washing machine



Ground Floor



First Floor



Dimensions

| | | | |
|---------------------|-----------------|-----------|-----------------|
| Kitchen/dining room | 4450 x 2630 | Bedroom 1 | 2390 x 4100 |
| Living room | 4320 x 4450 max | Bedroom 2 | 2390 x 2910 |
| Hall | 970 x 1930 | Bedroom 3 | 1930 x 2780 max |
| WC | 900 x 1960 | Bathroom | 1950 x 1670 |

All measurements shown are the maximum room dimensions in millimetres
Conversion: 25.4 mm = 1 inch

Grainger Homes Limited

Citygate, St James' Boulevard, Newcastle upon Tyne NE1 4JE

Tel: 0191 269 5995 Fax: 0191 269 5996 Email: sales@graingerhomes.co.uk

NOTE: External elevations may vary on each development. Please ask sales negotiator for details. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, doors and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an Order under the Property Misdescriptions act 1991. Nor do they constitute a contract, part of a contract or a warranty.

Etal



A perfect two bedroom starter home, ideally suited to first time buyers or a younger growing family.

- Rear facing lounge
- UPVC double glazing
- Gas central heating system
- 10 year build warranty
- Allocated parking bay
- Entrance hall with ground floor WC
- Smoke detectors, mains connected
- Chrome ironmongery
- Aerial and telephone points
- Porch over front entrance door
- Ferroli condensing boiler in cupboard and thermostat in entrance hall
- Double patio doors leading from lounge to garden



graingerhomes

www.graingerhomes.co.uk

Etal

Bathroom

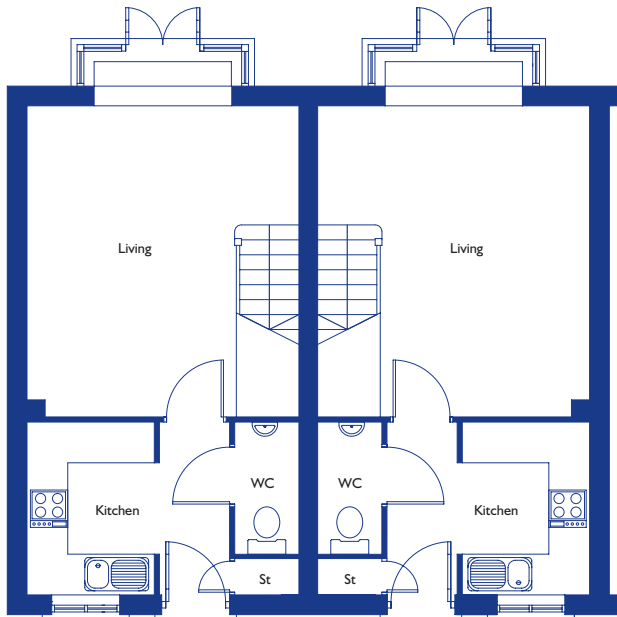
- White coordinated Roca sanitary ware
- Fully tiled around bath
- Mira sport electric shower above bath
- Shaver socket
- White towel radiator

Kitchen

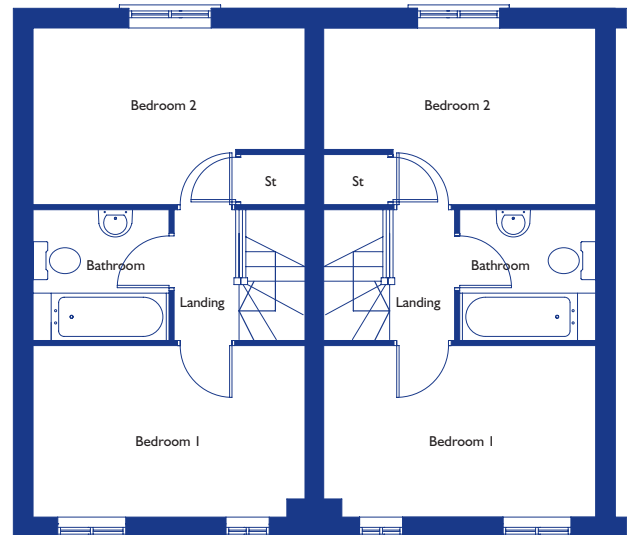
- Fitted kitchen with stainless steel oven, hob and chimney
- Stainless steel sink and drainer with coordinated mixer tap
- Plumbing for washing machine



Ground Floor



First Floor



Dimensions

| | | | |
|-------------|---------------------|-----------|-----------------|
| Kitchen | 1850 x 2525 | Bedroom 1 | 3950 x 2500 |
| Living room | 3950 x 4500 exc bay | Bedroom 2 | 3950 x 2550 max |
| WC | 1800 x 850 | Bathroom | 1900 x 1950 |

All measurements shown are the maximum room dimensions in millimetres
Conversion: 25.4 mm = 1 inch

Grainger Homes Limited

Citygate, St James' Boulevard, Newcastle upon Tyne NE1 4JE

Tel: 0191 269 5995 Fax: 0191 269 5996 Email: sales@graingerhomes.co.uk

NOTE: External elevations may vary on each development. Please ask sales negotiator for details. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, doors and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an Order under the Property Misdescriptions act 1991. Nor do they constitute a contract, part of a contract or a warranty.