



Langley Street, Langley Park, DH7 9YH
3 Bed - House - Terraced
£132,300

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Langley Street Langley Park, DH7 9YH

Stunning Long Garden With Sunny Aspect ** Lovely Family or First Home ** Pleasantly Situated ** Rear Courtyard With Parking ** Village Amenities & Good Road Links ** Well Presented & Spacious Floor Plan ** Double Glazing ** Gas Combination Boiler Heating Via Radiators ** Must be Viewed **

The floor plan comprises; entrance, comfortable lounge with feature open fire, dining/family room with stairs to the first floor and kitchen with a range of units and door to the rear courtyard. The first floor has three good size bedrooms and family bathroom/WC with over bath shower. Outside there is a rear courtyard garden with parking. The front has a long well maintained garden with a sunny aspect.

Langley Park is a village that lies just off the A(691) Durham to Consett Highway which also leads to the A(167) Highway , providing good road links to both North and South. Located approximately 5 miles northwest of the city of Durham. Langley Park is a residential area with a mix of traditional and modern housing, catering to a variety of families and individuals.

The village has a rich history and benefits from a peaceful and picturesque environment, surrounded by natural beauty and green landscapes characteristic of the Durham countryside.

Langley Park offers a range of local amenities, such as shops, pubs, and schools. However, for more extensive shopping and entertainment options, residents often travel to Durham city centre.

In addition to the village itself, the surrounding area provides opportunities for outdoor activities, walks, and exploration. County Durham, in general, is known for its historical landmarks, including Durham Cathedral and Durham Castle, which are World Heritage Sites.











GROUND FLOOR

Entrance

Lounge

17'1 x 11'10 (5.21m x 3.61m)

Dining Room / Family Room

17'1 x 13'8 (5.21m x 4.17m)

Kitchen

9'4 x 6'6 (2.84m x 1.98m)

FIRST FLOOR

Bedroom

14'1 x 10'8 (4.29m x 3.25m)

Bedroom

12'2 x 10'6 (3.71m x 3.20m)

Bedroom

12'1 x 6'6 (3.68m x 1.98m)

Bathroom/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps,

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1544 p.a

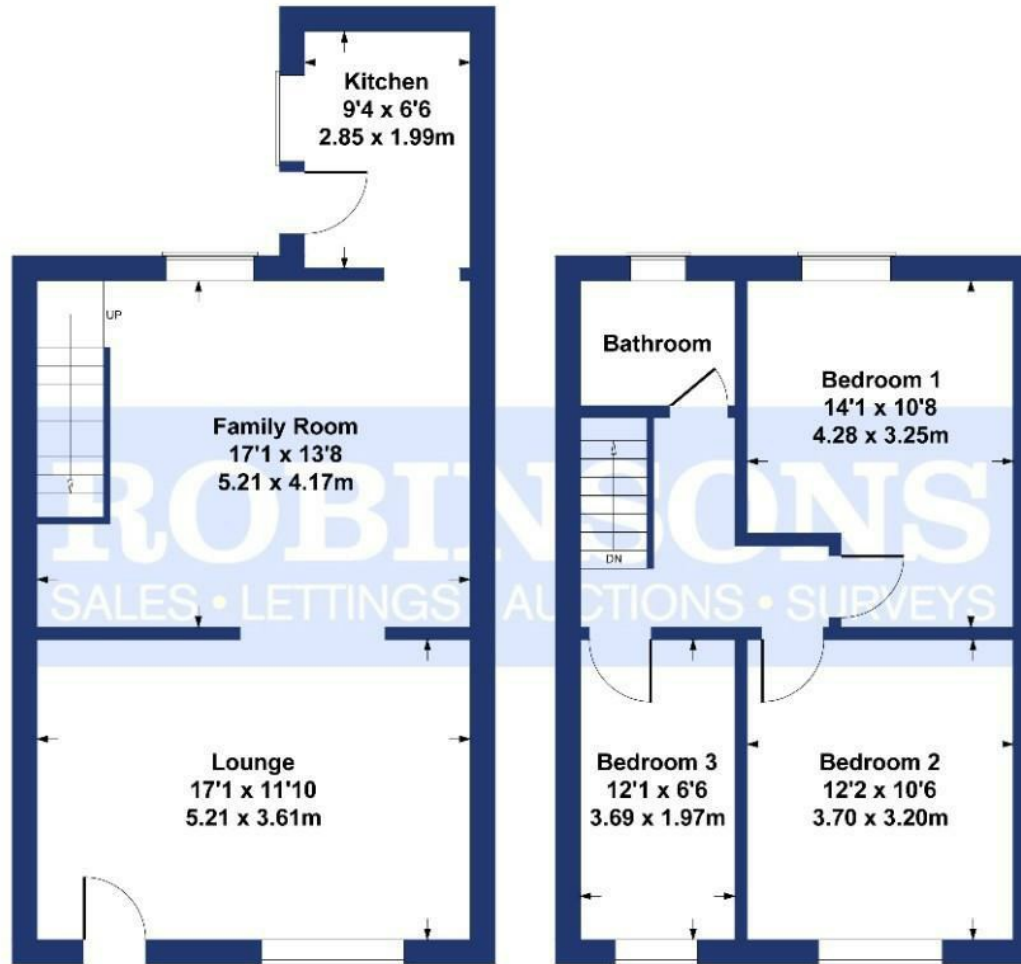
Energy Rating: C



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.

Langley Street

Approximate Gross Internal Area
958 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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