



Halliday Grove, Langley Moor, DH7 8LT
4 Bed - House - Detached
O.I.R.O £325,000

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Halliday Grove

Langley Moor, DH7 8LT

Lovely Family Home ** Popular & Convenient Location ** Outskirts of Durham ** Garage & Driveway Parking ** Rear Garden With Sunny Aspect ** Must Be Viewed

The extended and versatile floor plan offers accommodation for a variety of buyers needs. The entrance leads to the downstairs WC and hallway. The family sized living room opens into the fabulous open plan breakfasting kitchen and family dining area, which has a range of integral appliances. This area provides a fantastic entertaining space and has double doors to the conservatory, which in-turn leads into the rear garden. The first floor has a master bedroom with an en-suite shower room/WC, with a further three good sized bedrooms available. There is also a family bathroom/WC fitted with an attractive white suite. Outside the property occupies a pleasant position with gardens to the front and rear. The front provides ample off street parking with access to the single garage. The rear garden is enclosed with pleasant lawn and patio areas, with the added benefit of a sunny aspect.

Langley Moor is located southwest of Durham city. The village has a range of amenities to serve the local residents, including shops, local businesses, schools, and community facilities. A more extensive range of good schooling, shopping, leisure options, and amenities are available with Durham City, easily accessible, just a little over 2 miles away.

Langley Moor has good transport links and is close to the A690, which connects it to Durham centre and the A1(M) motorway, making it relatively easy to access other parts of the region by car. Additionally, there are bus services connecting Langley Moor to neighbouring towns and cities.













GROUND FLOOR

Entrance Vestibule

Cloak/WC

Hallway

Lounge

15'1 x 10'9 (4.60m x 3.28m)

Kitchen Dining Room

27'1 x 10'2 (8.26m x 3.10m)

Conservatory

11'3 x 7'2 (3.43m x 2.18m)

Garage

FIRST FLOOR

Bedroom

12'5 x 11'5 (3.78m x 3.48m)

En-Suite

Bedroom

11'5 x 10'9 (3.48m x 3.28m)

Bedroom

9'1 x 8'9 (2.77m x 2.67m)

Bedroom

9'1 x 8'6 (2.77m x 2.59m)

Bathroom/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 67 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx £2316pa

Energy Rating: C

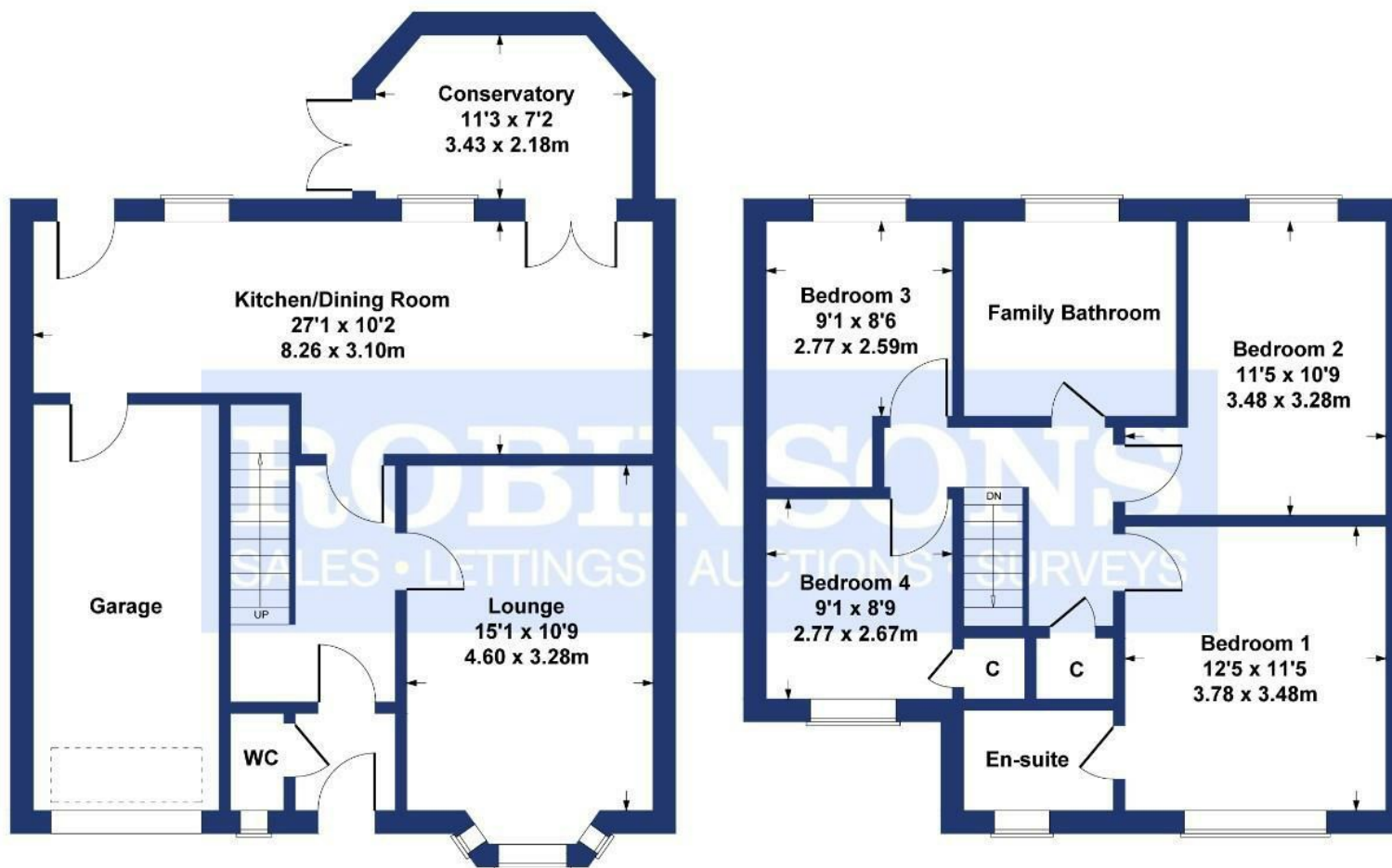


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robnsons cannot accept liability for any information provided.



Halliday Grove

Approximate Gross Internal Area
1447 sq ft - 134 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(81-81)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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