



Elm Street, Langley Park, DH7 9SU
2 Bed - House - Terraced
O.I.R.O £80,000

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Popular Village Location ** Well Presented Home ** Ideal Starter Home or Buy-to-Let ** Upvc Double Glazing & GCH Via Back Boiler ** Good Local Amenities & Transport Links ** Must Be Viewed **

The floor plan comprises: entrance, comfortable lounge with stairs to the first floor, kitchen diner with a range of fitted units and space for table and chairs. The first floor has two good sized bedrooms and bathroom/WC with over bath shower. There is also ladder access to the loft space, which has flooring, power and light. Outside there are front and rear courtyard style gardens.

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. The Village

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

15'10 x 14'2 (4.83m x 4.32m)

Kitchen Diner

15'10 x 6'4 (4.83m x 1.93m)

FIRST FLOOR

Bedroom

12'6 x 11'8 (3.81m x 3.56m)

Bedroom

9'4 x 8'10 (2.84m x 2.69m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 2Mbps, Superfast 44Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

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

Energy Rating: Pending

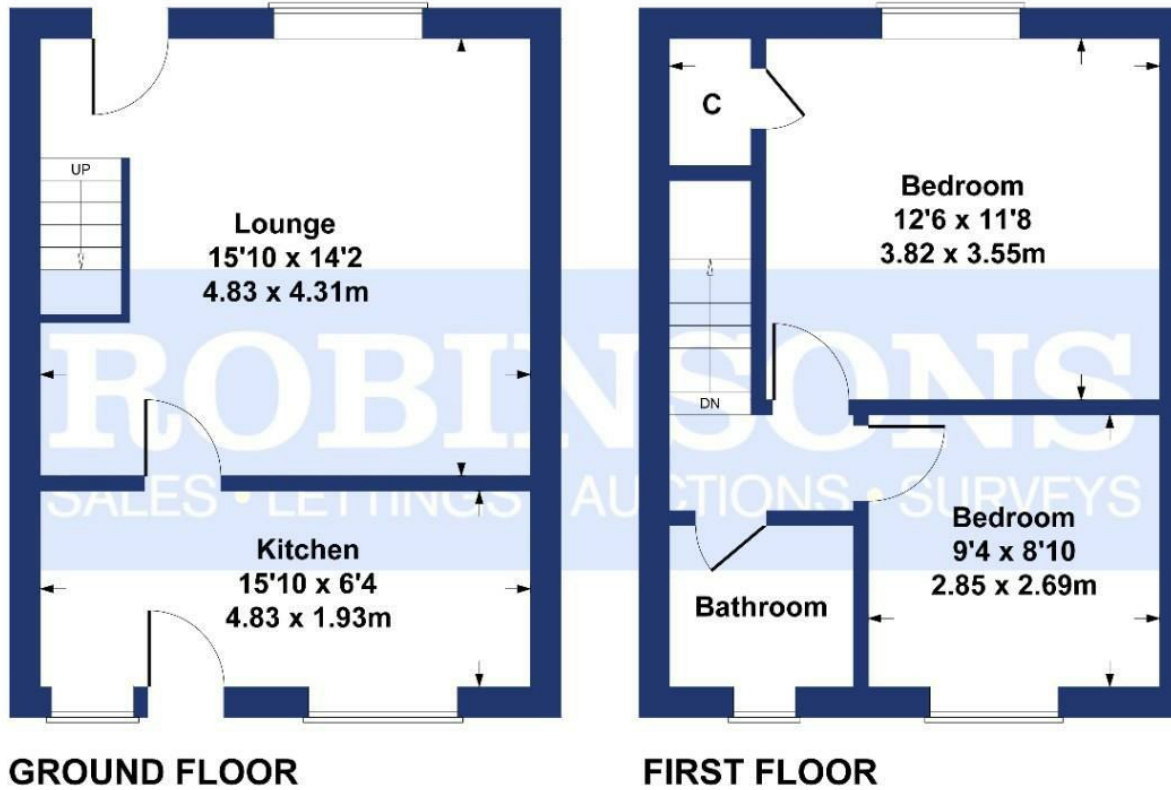
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Elm Street

Approximate Gross Internal Area
667 sq ft - 62 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.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 45 | 82 |
| | | EU Directive 2002/91/EC | |

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.