



Brookes Rise, Langley Moor, DH7 8XY  
3 Bed - House - Detached  
O.I.R.O £259,000

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# Brookes Rise

## Langley Moor, DH7 8XY

Stunning Detached Home \*\* Extended Floor Plan \*\* Garden, Ample Parking & Garage \*\* Popular Location \*\* Good Local Amenities & Road Links \*\* Freehold \*\* Early Viewing Advised \*\*

This impressive extended residence caters to a diverse range of potential buyers, boasting an optimal layout for comfortable living. Upon entering, you're greeted by a vestibule leading seamlessly into a cosy through lounge, with convenient access to the garage. Expanding further, double doors and a single door reveal a stunning living dining kitchen, seamlessly connected to the rear garden. The kitchen is adorned with modern fittings and an array of integrated appliances.

Ascending upstairs, you'll find three generously sized double bedrooms, with the master benefiting from en-suite shower facilities. The main family shower room showcases a corner cubicle and built-in storage options.

Outside, the rear garden showcases low-maintenance landscaping, providing an ideal retreat for relaxation. The property also boasts ample parking on the spacious driveway, complemented by an integral garage.

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

### Lounge Dining Room

26'11 x 10'8 (8.20m x 3.25m)

### Living Kitchen Breakfast Room

19'4 x 10'3 (5.89m x 3.12m)

### Garage

12'6 x 8'1 (3.81m x 2.46m)

## FIRST FLOOR

### Bedroom

11'0 x 9'2 (3.35m x 2.79m)

### En-Suite

### Bedroom

11'10 x 10'2 (3.61m x 3.10m)

### Bedroom

10'1 x 7'1 (3.07m x 2.16m)

### Shower Room/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 72 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161 p.a

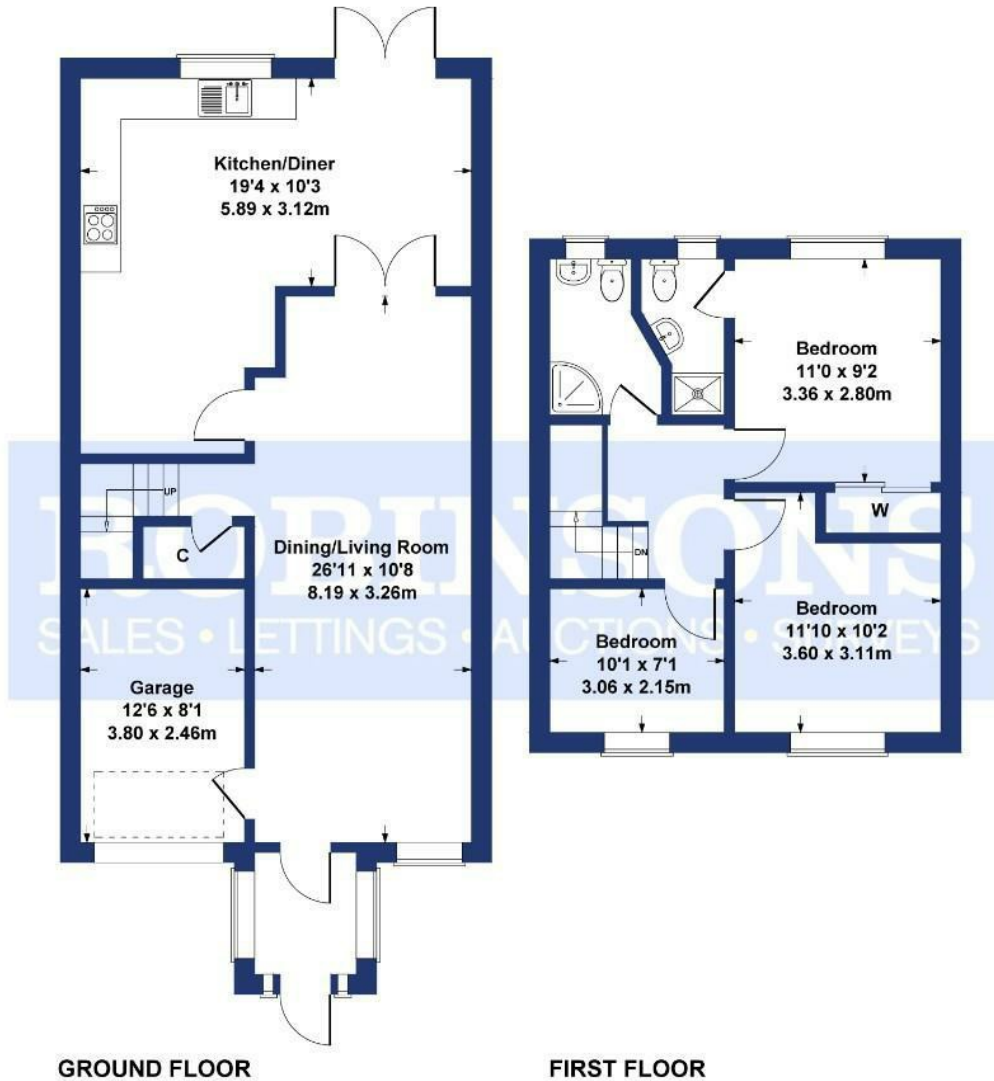
Energy Rating: C



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.



**Brookes Rise**  
Approximate Gross Internal Area  
1207 sq ft - 112 sq m



**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		74	
(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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