



Ash Street, Langley Park, DH7 9SZ
2 Bed - House - Terraced
Offers Over £70,000

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Ash Street

Langley Park, DH7 9SZ

**** No Upper Chain ** Pleasantly Situated Terrace Home ** Recently Much Improved Including Damp Proofing With Guarantee, Re-Decoration, and New Floorings ** Large Garden with Sunny Aspect ** Double Glazing & Electric Central Heating Via Radiators ** Popular Village Location ** Must be Viewed ****

The layout of the property consists of an entrance lobby, a comfortable lounge and kitchen diner with door to the rear courtyard. Moving up to the first floor, there are two good sized bedrooms and bathroom/WC.

Situated in a pleasant position, the property features a rear courtyard garden with gated access and a spacious front garden, which enjoys 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.

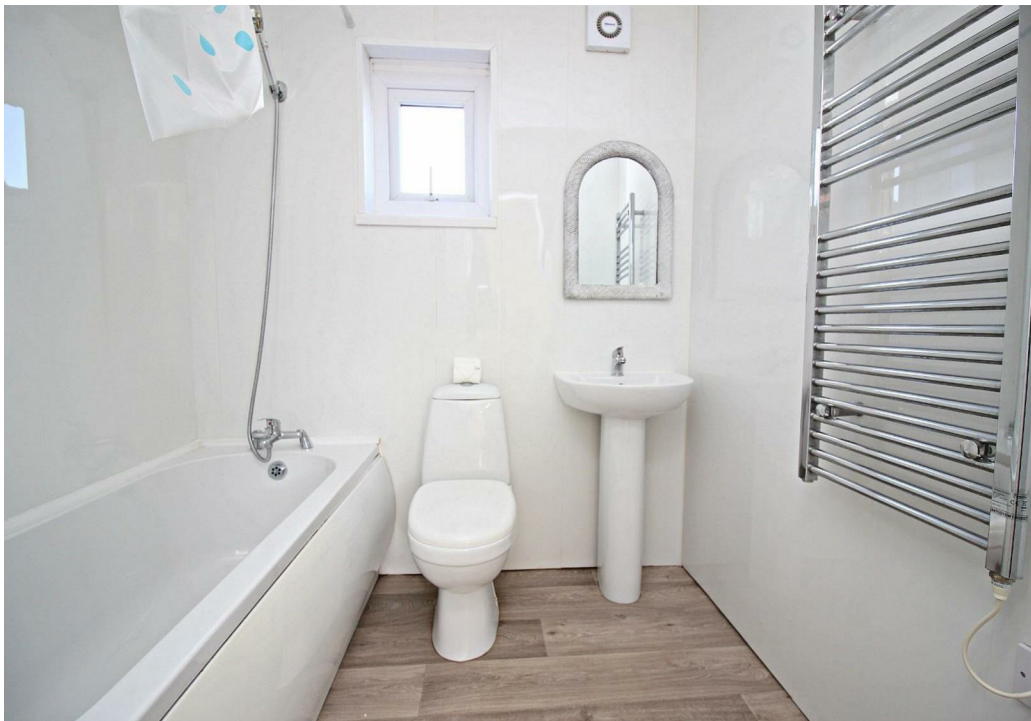
The village has a rich history and benefits from a peaceful and picturesque environment, surrounded by natural beauty and green landscapes characteristic of the Durham countryside.

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.

Nb. the electrical sockets will be re-fitted to the walls.











GROUND FLOOR

Lobby

Living Room

16'0" x 14'5" max (4.9 x 4.4 max)

Kitchen / Diner

16'0" x 6'6" (4.9 x 2)

FIRST FLOOR

Landing

Bedroom 1

11'9" x 10'5" (3.6 x 3.2)

Bedroom 2

9'6" x 9'2" (2.9 x 2.8)

Bathroom

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric Central Heating

Broadband: Basic 3 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

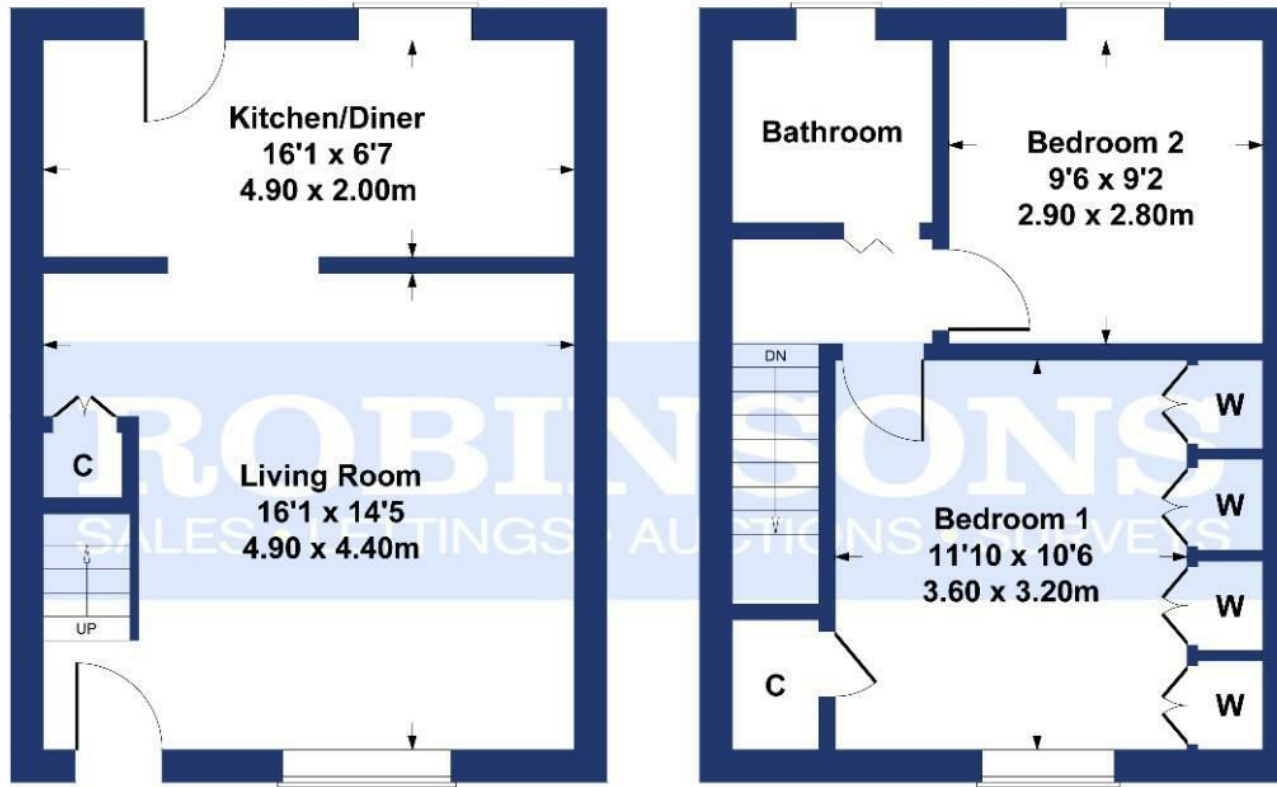
Energy Rating: E

We understand there is historic evidence of Japanese knotweed within the property boundary but in excess of 7m from the house and a 10 year treatment plan is already in place from 2020.

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.

Ash Street

Approximate Gross Internal Area
689 sq ft - 64 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
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		75
(35-48)	D	47	
(29-34)	E		
(21-28)	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.

