



Davis Crescent, Langley Park, DH7 9UP
2 Bed - House - Terraced
£99,950

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Davis Crescent

Langley Park, DH7 9UP

Ideal Starter, Family Home or Investment Buy-to-Let ** Well Presented Throughout ** Deceptively Spacious Floor Plan ** Double Driveway Parking ** Large Enclosed Rear Garden - Not Directly Overlooked ** Popular Village Location ** Good Local Amenities & Road Links ** Outskirts of Durham ** Double Glazing & GCH Via Combi Boiler ** Pleasantly Situated ** Competitive Price ** Early Viewing Advised **

The floor plan comprises: entrance vestibule, comfortable lounge, kitchen, rear lobby and useful utility room/WC. The first floor has two bedrooms and good sized bathroom/wc with separate shower cubicle. Outside the property has front and rear gardens. The front provides off street parking, whilst the rear enjoys a good sized enclosed garden, which is not directly overlooked.

Davis Crescent lies within easy reach of a good range of local shops, schools and amenities, which are all available within Langley Park itself. A more comprehensive range of shopping, recreational facilities and amenities are available within Durham City Centre, which lies approximately 6 miles away. Langley Park is also well placed for commuting purposes, as it lies a short drive from the A(691) Highway which provides good road links to other regional centres.









GROUND FLOOR

Hallway

Lounge

13'6 x 13'4 (4.11m x 4.06m)

Kitchen Diner

16'10 x 8'1 (5.13m x 2.46m)

Rear Lobby

Utility / WC

6'10 x 5'8 (2.08m x 1.73m)

FIRST FLOOR

Bedroom

14'3 x 12'4 (4.34m x 3.76m)

Bedroom

11'4 x 9'9 (3.45m x 2.97m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 2Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621p.a

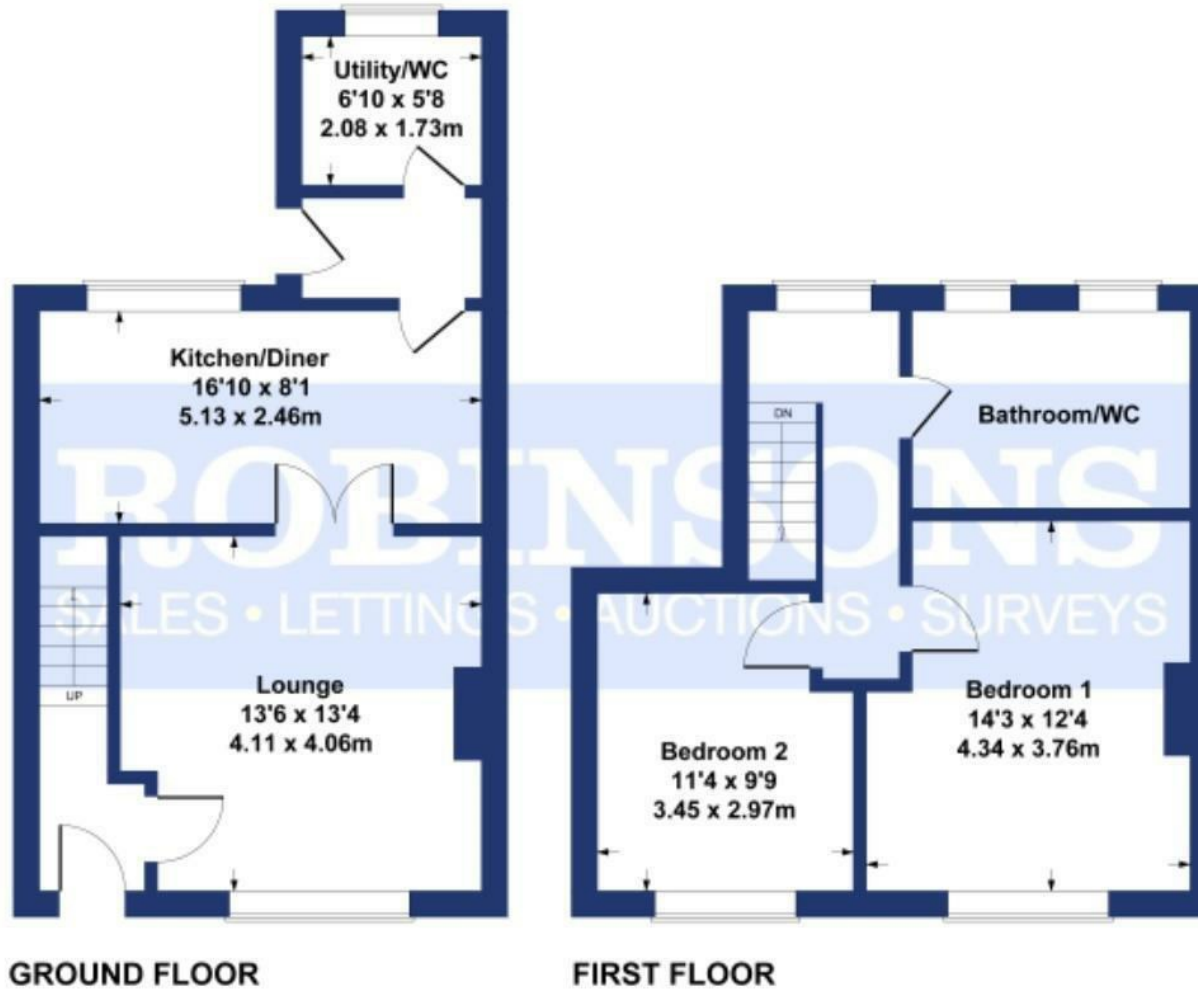
Energy Rating: C



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. Robnsons cannot accept liability for any information provided.

Davis Crescent

Approximate Gross Internal Area
880 sq ft - 82 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. 2022

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) 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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