



Middridge Road, Langley Park, DH7 9FH
4 Bed - House - Detached
O.I.R.O £249,995

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Middridge Road Langley Park, DH7 9FH

Lovely Development ** Popular Village Setting ** Well Presented & Maintained Property ** Beautiful Rear Garden with Sunny Aspect ** Good Further Potential ** Envirovent Air Flow System ** Double Glazing & GCH ** Detached Garage ** Ample Parking ** Must Be Viewed **

The floor plan comprises: entrance hallway, cloak/WC, comfortable and spacious living room, separate dining room with doors to the rear garden and patio area. The kitchen is fitted with a range of units and has door to the rear external. The first floor has four bedrooms and modern shower room/WC. There is the potential to create an en-suite bathroom subject to any consents. Outside there are front and rear gardens, driveway parking and detached garage which has power and light.

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

Hallway

WC

Lounge

16'9 x 15'6 (5.11m x 4.72m)

Dining Room

15'11 x 7'8 (4.85m x 2.34m)

Kitchen

12'2 x 7'5 (3.71m x 2.26m)

FIRST FLOOR

Bedroom

13'10 x 6'8 (4.22m x 2.03m)

Bedroom

11'7 x 8'8 (3.53m x 2.64m)

Bedroom

11'9 x 8'9 (3.58m x 2.67m)

Bedroom

8'7 x 6'6 (2.62m x 1.98m)

Bathroom/WC

Agent Notes

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 2Mbps, Superfast 73Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: Pending

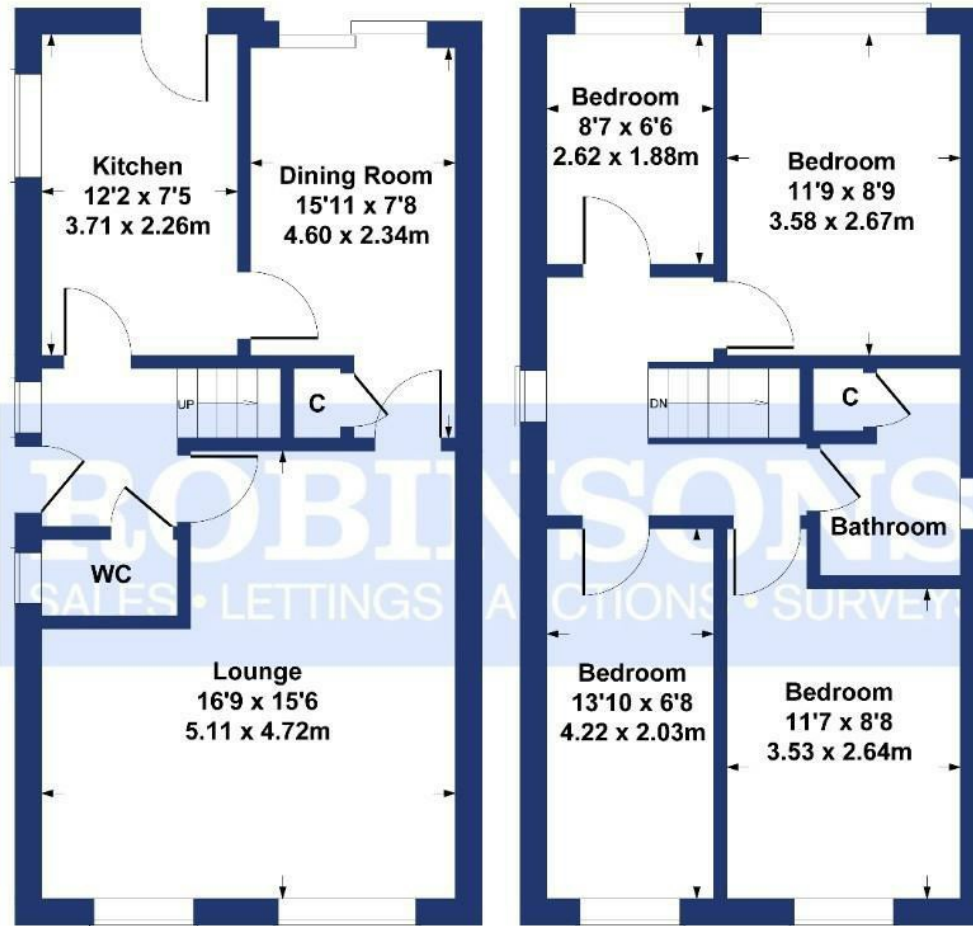
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





Midridge Road

Approximate Gross Internal Area
998 sq ft - 92 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			
(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		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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