



South View, Langley Park, DH7 9YQ
2 Bed - House - Terraced
O.I.R.O £100,000

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Ideal Starter or Family Home ** Pleasantly Situated ** Well Presented & Spacious ** Garden ** Popular Village Location ** Good Local Amenities & Road Links ** Two Double Bedrooms & Spacious Loft Area ** Must Be Viewed ** (Property images courtesy of New Homes Solutions) **

The floor plan features a living room, dining room, kitchen, two generously sized bedrooms, and a contemporary family bathroom/WC with a separate shower. There is also a spacious loft area. Outside, the property boasts both front and rear 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

Lounge

14'1 x 13'11 (4.29m x 4.24m)

Dining Room

15'11 x 14'1 (4.85m x 4.29m)

Kitchen

15'2 x 5'2 (4.62m x 1.57m)

FIRST FLOOR

Bedroom

12'11 x 10'9 (3.94m x 3.28m)

Bedroom

15'11 x 7'9 (4.85m x 2.36m)

Bathroom/WC

8'10 x 6'1 (2.69m x 1.85m)

SECOND FLOOR

Loft Area

12'0 x 12'9 (3.66m x 3.89m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5Mbps, Superfast 80Mbps

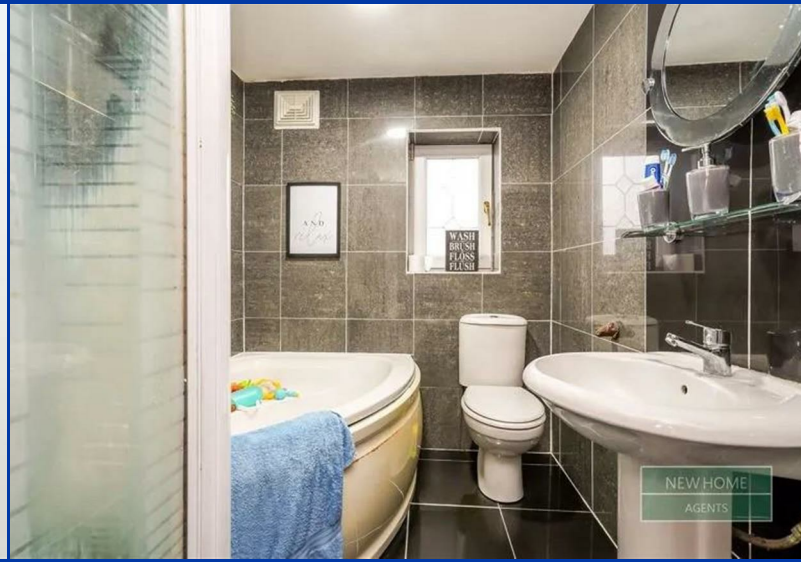
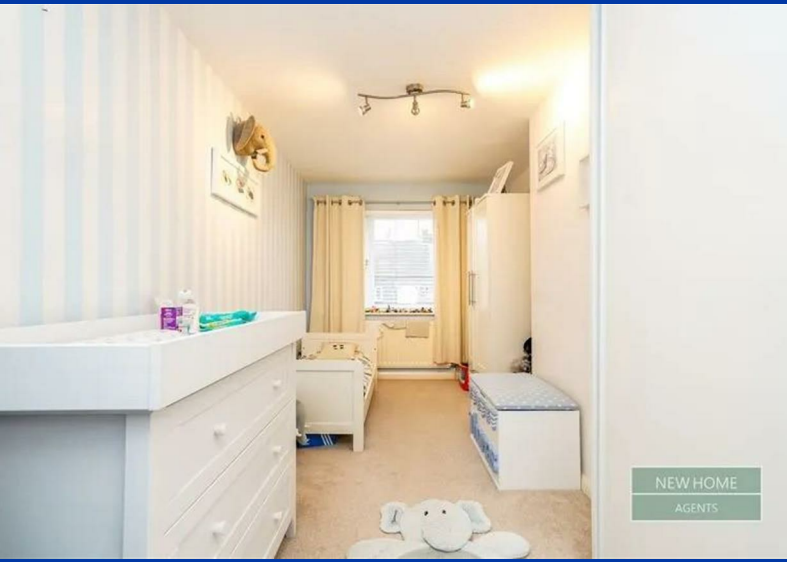
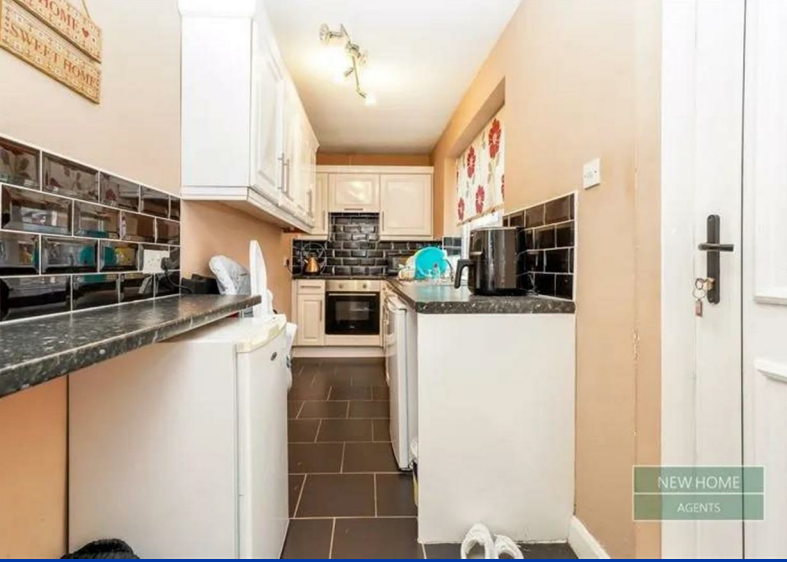
Mobile Signal/Coverage: Good to Average

Tenure: Freehold

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

Energy Rating: E

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.



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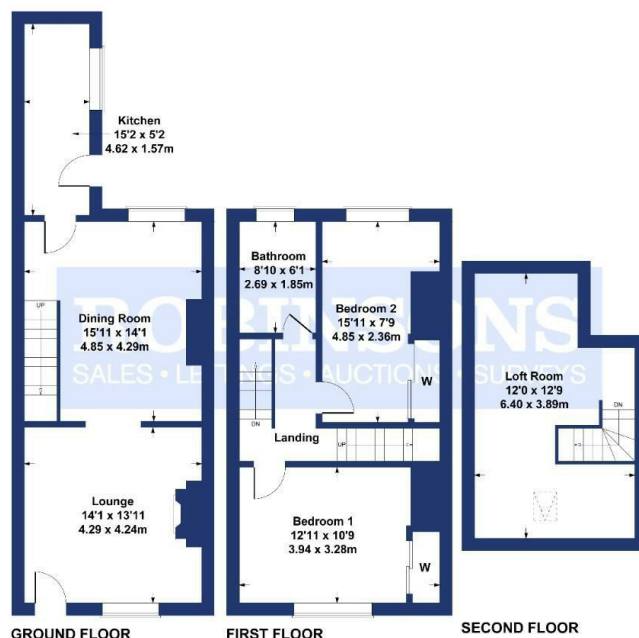
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

South View
Approximate Gross Internal Area
1229 sq ft - 114 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 | | | |
| A | | | |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| A | | | |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

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