



The Crescent, Langley Park, DH7 9UL
2 Bed - House - Semi-Detached
O.I.R.O £117,000

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The Crescent

Langley Park, DH7 9UL

* WELL PRESENTED THROUGHOUT * LARGE REAR GARDEN WITH GOOD DEGREE OF PRIVACY * MODERN KITCHEN AND BATHROOM * IDEAL FOR A VARIETY OF BUYERS *

This two bedroom semi-detached home presents a fantastic opportunity for a variety of buyers. Well maintained and ready to move straight into, the property combines modern finishes with a practical layout, along with generous outdoor space and a detached garage.

The accommodation is arranged over two floors and begins with an entrance hallway leading into a spacious living room. This room enjoys plenty of natural light and is centred around a feature fireplace, making it an ideal space for relaxing or entertaining. To the rear of the property is a modern open plan kitchen and dining room, fitted with a range of units and providing ample space for a dining table. This area looks out over the rear garden, creating a pleasant setting for everyday living.

Upstairs, the first floor offers two well proportioned double bedrooms, which include storage, together with a contemporary family bathroom. The bathroom is fitted with a white suite and finished to a stylish standard, complementing the overall feel of the home, and also benefits from a separate shower cubicle.

Externally the property continues to impress. At the rear lies a large enclosed garden, which offers excellent outdoor space for families, gardening or entertaining. A detached single garage is located to the side, providing additional storage.

Langley Park is a well regarded village which offers a good range of everyday amenities including shops, a primary school and local services, all within walking distance of the property. The village also benefits from regular public transport links and easy access by road to Durham City, making it a convenient base for those who commute or enjoy access to the wider area. The combination of a spacious interior, generous garden and sought after location ensures this home will appeal to many buyers.











GROUND FLOOR

Entrance Lobby

Living Room

14'5" x 13'5" (4.4 x 4.1)

Kitchen / Dining

18'0" x 6'10" (5.5 x 2.1)

FIRST FLOOR

Landing

Bedroom One

14'5" x 10'5" (4.4 x 3.2)

Bedroom Two

10'2" x 9'10" (3.1 x 3)

Bathroom

7'10" x 6'10" (2.4 x 2.1)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 2 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

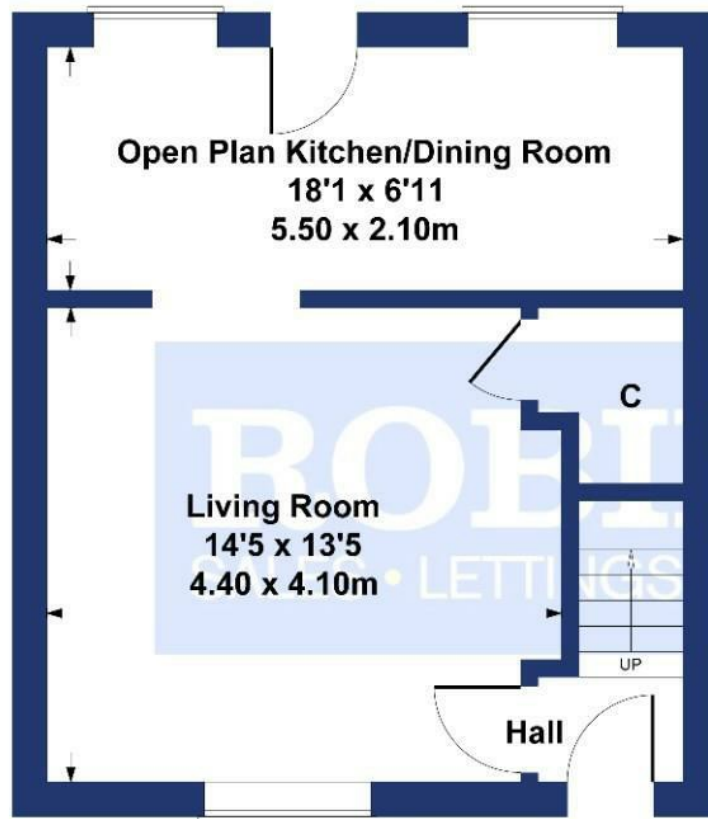
Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: D

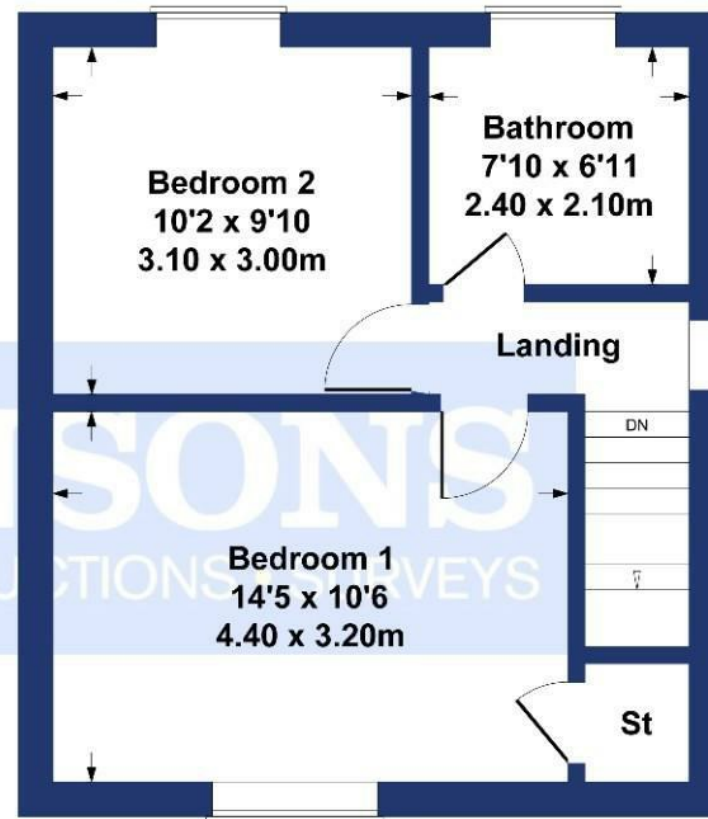
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

The Crescent

Approximate Gross Internal Area
753 sq ft - 70 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	81
(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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