



Logan Street, Langley Park, DH7 9YN
2 Bed - House - Mid Terrace
£65,000

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No Upper Chain ** Ideal First Buy or Investment ** Enclosed Garden / Possible Parking ** Upvc Double Glazing & GCH ** Popular Village Location ** Good Amenities & Road Links **

The floor plan comprises: entrance, comfortable lounge, open plan kitchen and dining, rear lobby and downstairs bathroom/WC with a white suite. The first floor has two double bedrooms. Outside, there is a courtyard garden with possible parking, and an enclosed lawn garden with gated access.

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.



GROUND FLOOR

Entrance

Lounge

14'0 x 10'9 (4.27m x 3.28m)

Kitchen Diner

14'0 x 13'10 (4.27m x 4.22m)

Rear Lobby

Bathroom/WC

6'10 x 6'0 (2.08m x 1.83m)

FIRST FLOOR

Bedroom

14'0 x 10'10 (4.27m x 3.30m)

Bedroom

14'0 x 10'9 (4.27m x 3.28m)

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Good/Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,701 p.a
Energy Rating: C

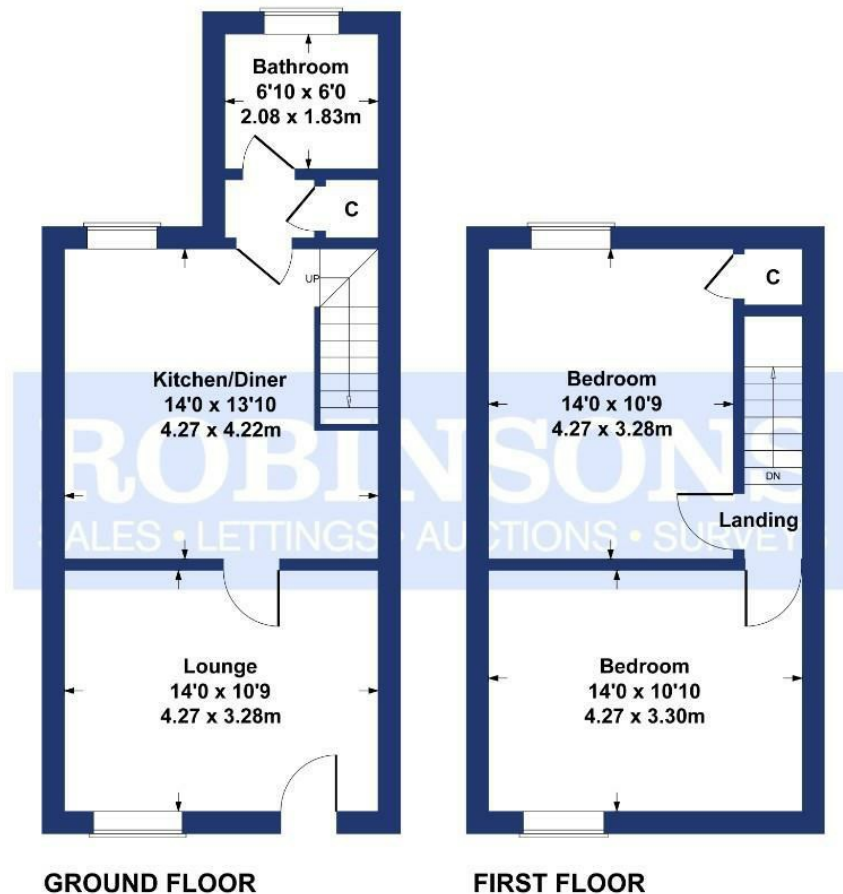
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Logan Street

Approximate Gross Internal Area
768 sq ft - 71 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.