



Woodburn Grove, Langley Moor, DH7 8PD
4 Bed - House - Detached
O.I.R.O £340,000

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Woodburn Grove

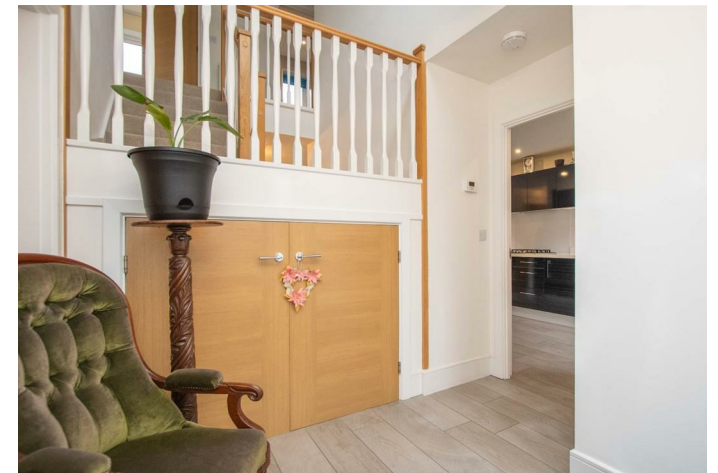
Langley Moor, DH7 8PD

Detached Family Home ** Solar Panels ** Well Presented & Spacious Floor Plan ** Very Popular & Convenient Location ** Outskirts of Durham ** Easy Reach of Good Schools (Durham Johnston) & Major Transport Links ** Local Shops & Recreational Facilities ** Gardens ** Parking & Garage ** Viewing Advised **

The spacious well planned floor plan comprises: inviting entrance hall, comfortable family lounge with bi-fold doors opening to the rear garden and patio area. The inner lobby provides access to the cloak/wc, stunning open plan kitchen and dining room with a range of integral appliances and bi-fold doors to the rear garden. The first floor has four bedrooms, master en-suite shower room and family bathroom/wc. Outside there are front and rear gardens, side gated access, driveway parking, single garage with power & light.

Langley Moor is located southwest of Durham city. The village has a range of amenities to serve the local residents, including shops, local businesses, schools, and community facilities. A more extensive range of good schooling, shopping, leisure options, and amenities are available with Durham City, easily accessible, just a little over 2 miles away.

Langley Moor has good transport links and is close to the A690, which connects it to Durham centre and the A1(M) motorway, making it relatively easy to access other parts of the region by car. Additionally, there are bus services connecting Langley Moor to neighbouring towns and cities.













GROUND FLOOR

Hallway

Lounge

20'6 x 11'3 (6.25m x 3.43m)

Kitchen Dining Room

21'4 x 8'7 (6.50m x 2.62m)

WC

FIRST FLOOR

Bedroom

12'0 x 10'7 (3.66m x 3.23m)

En-Suite

Bedroom

11'3 x 10'0 (3.43m x 3.05m)

Bedroom

10'4 x 7'6 (3.15m x 2.29m)

Bedroom

9'0 x 6'6 (2.74m x 1.98m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 76 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

Energy Rating: B

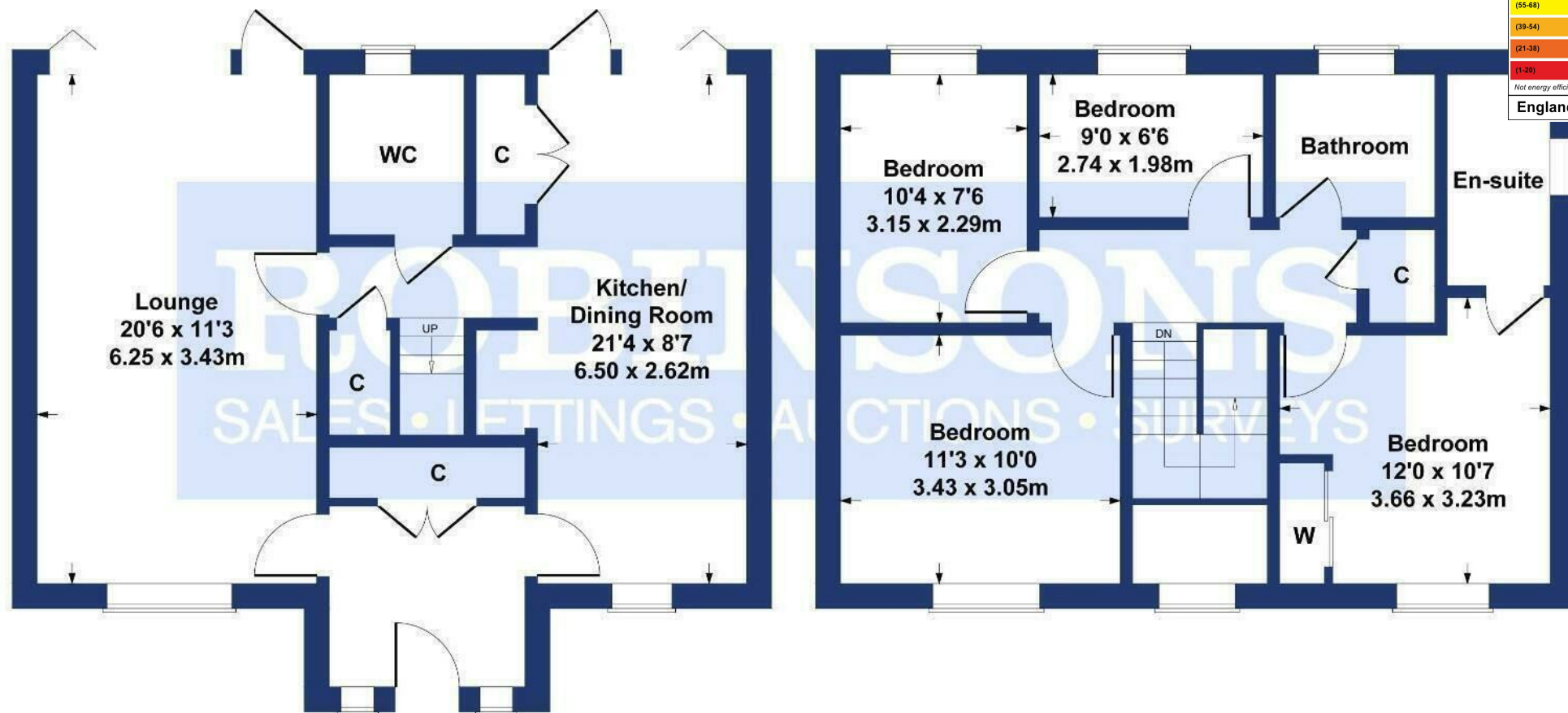
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



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Approximate Gross Internal Area
1203 sq ft - 112 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	83
(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



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. 2020

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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