



Woodburn Grove, Langley Moor, DH7 8PD
3 Bed - House - Detached
O.I.R.O £280,000

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Woodburn Grove

Langley Moor, DH7 8PD

Superb Family Home ** Popular Location Close Durham ** Catchment for Good Schooling **
Private & Sunny Rear Aspect ** Modern Development ** Spacious Layout ** Ample Parking &
Single Garage ** Must Be Viewed **

This modern and generously proportioned three-bedroom detached family home is pleasantly positioned and benefits from gardens to both the front and rear, off-street parking, and a single garage.

The well-designed accommodation briefly comprises an inviting entrance hallway, a ground-floor cloakroom/WC, a bright open-plan kitchen and dining area with bi-fold doors opening onto the rear garden and patio, and a comfortable lounge.

To the first floor are three well-sized bedrooms, including a principal bedroom with en-suite shower room, along with a stylish family bathroom/WC fitted with an attractive suite.

Outside, the property occupies a pleasant position with enclosed rear garden offering a degree of privacy and sunny aspect.

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

W C

5'6 x 6'2 (1.68m x 1.88m)

Living

9'10 x 15'8 (3.00m x 4.78m)

Family Kitchen

18'9 x 10'2 (5.72m x 3.10m)

Garage

10'4 x 19'7 (3.15m x 5.97m)

FIRST FLOOR

Bedroom

10'9 x 9'10 (3.28m x 3.00m)

En-Suite

7'10 x 6'7 (2.39m x 2.01m)

Bedroom

10'2 x 11'0 (3.10m x 3.35m)

Bedroom

10'2 x 6'6 (3.10m x 1.98m)

Bathroom

5'6 x 7'4 (1.68m x 2.24m)

Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2551 p.a

Tenure: Freehold

Estate Management Charge - No

Property Construction – Standard assumed

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None Known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – None Known

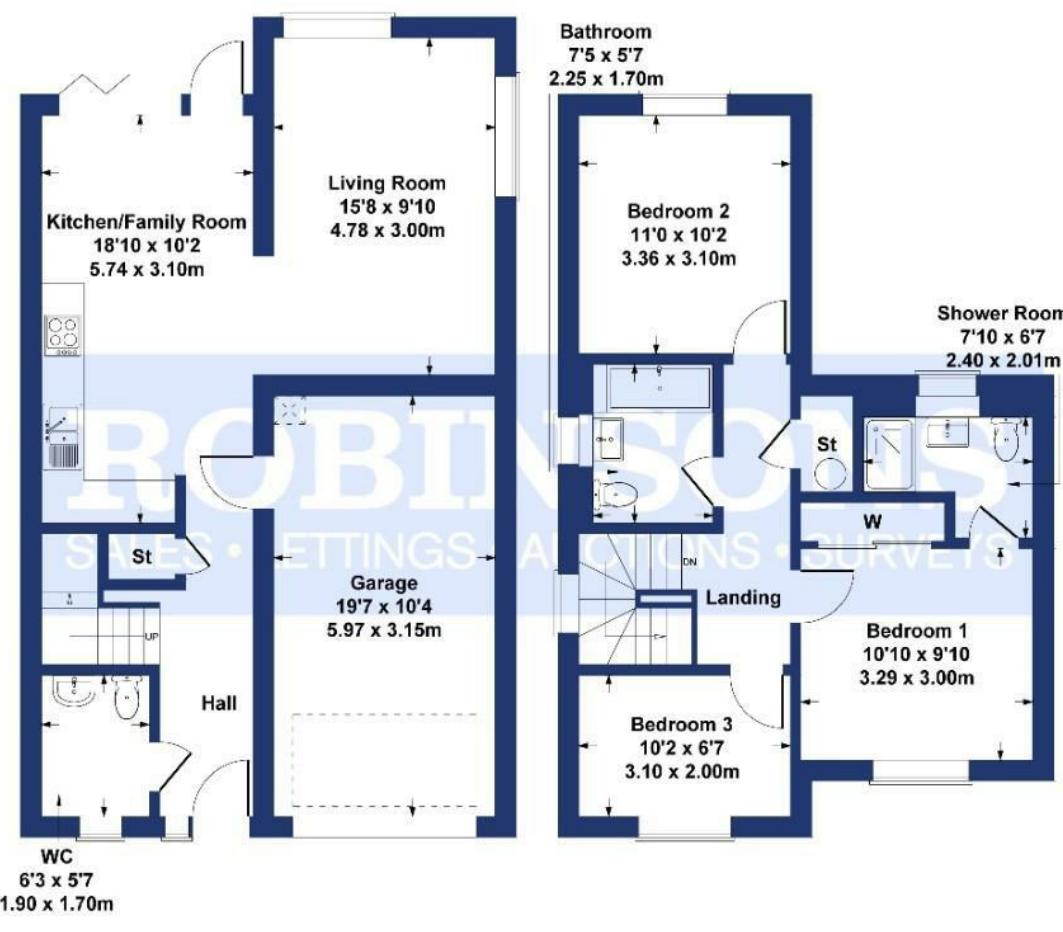
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Woodburn Grove

Approximate Gross Internal Area
1238 sq ft - 115 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. 2026

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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