



Park View, Langley Moor, DH7 8JU  
2 Bed - House - Terraced  
£125,000

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# Park View

## Langley Moor, DH7 8JU

\* EXTENDED \* SEMI RURAL FEEL \* TWO RECEPTION AREAS \* ATTRACTIVE KITCHEN \* MODERN BATHROOM \* NICE VIEWS TO FRONT AND REAR \*

This extended home enjoys a pleasant position within Langley Moor, offering a semi-rural feel whilst remaining conveniently located on the outskirts of Durham City centre. The property provides well-balanced accommodation with two reception areas, attractive interiors and views to both the front and rear.

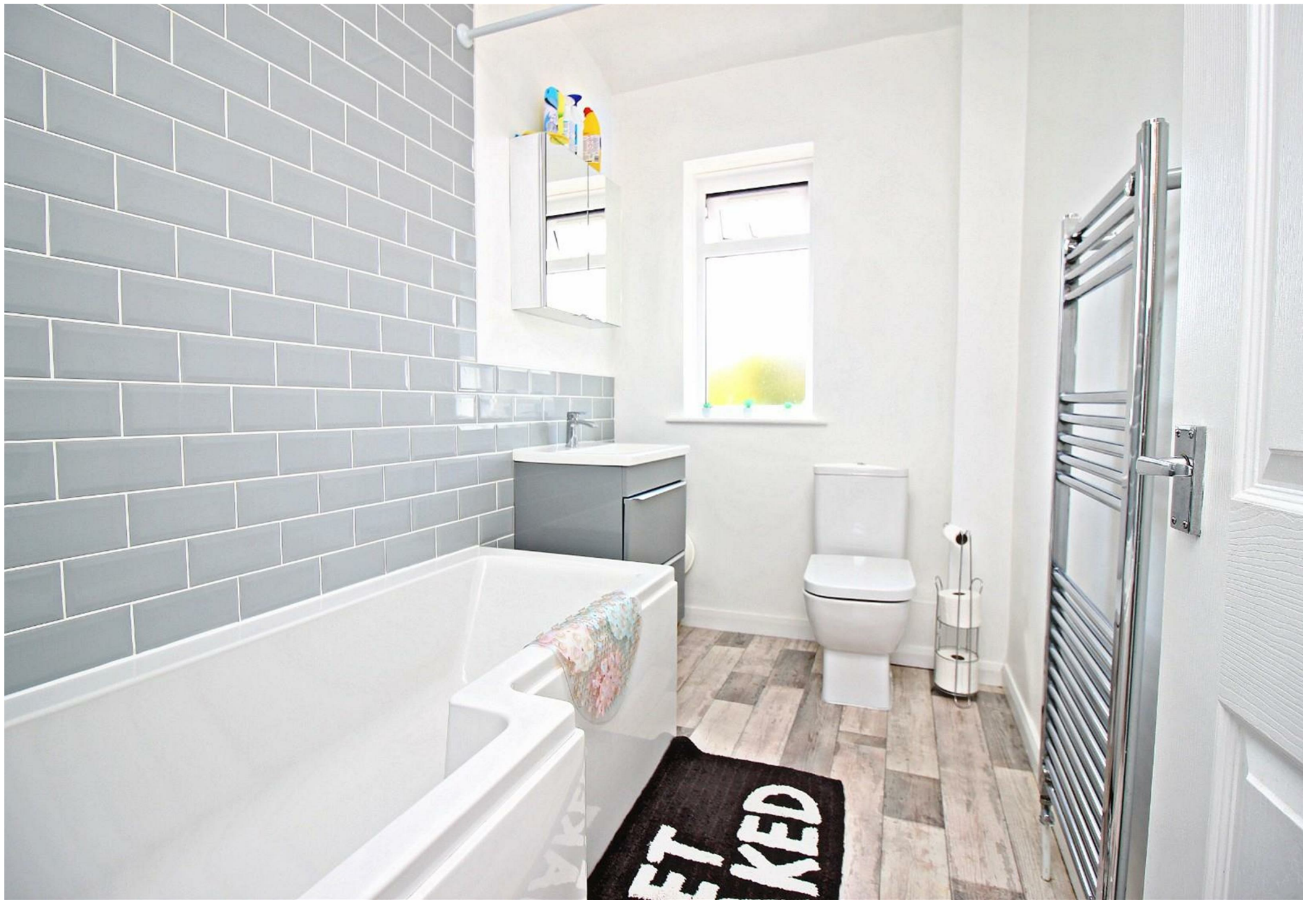
The floorplan comprises an entrance lobby, comfortable lounge, separate dining area, and an inner lobby with useful storage leading through to the kitchen and downstairs WC. To the first floor there are two double bedrooms and a modern bathroom fitted with an attractive suite.

Externally, there is a garden to the front with patio area enjoying a pleasant outlook, while to the rear there is an enclosed yard providing additional outdoor space.

Park View is situated within Langley Moor, offering a pleasant semi-rural feel whilst remaining only a short distance from Durham City centre. The area provides access to local shops, schools and everyday amenities, along with excellent transport links via the A690 and nearby A1(M), making it ideal for commuting. Holliday Park is also just a short walk away, providing attractive green space, riverside walks and outdoor areas which further add to the appeal of the location.











## GROUND FLOOR

### Entrance Lobby

### Lounge

15'1" x 12'1" (4.6 x 3.7)

### Dining Area

11'9" x 10'5" (3.6 x 3.2)

### Kitchen

12'9" x 7'2" (3.9 x 2.2)

### Downstairs WC

7'2" x 2'7" (2.2 x 0.8)

## FIRST FLOOR

### Landing

### Bedroom

12'5" x 9'2" (3.8 x 2.8)

### Bedroom

10'2" x 9'2" (3.1 x 2.8)

### Bathroom

9'2" x 5'6" (2.8 x 1.7)

## AGENT'S NOTES

Council Tax: Durham County Council, Band A - Approx £1748pa

Tenure: Freehold

Property Construction – Standard

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 – N/A

Rights & Easements – Access across front for neighbours

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 – extended

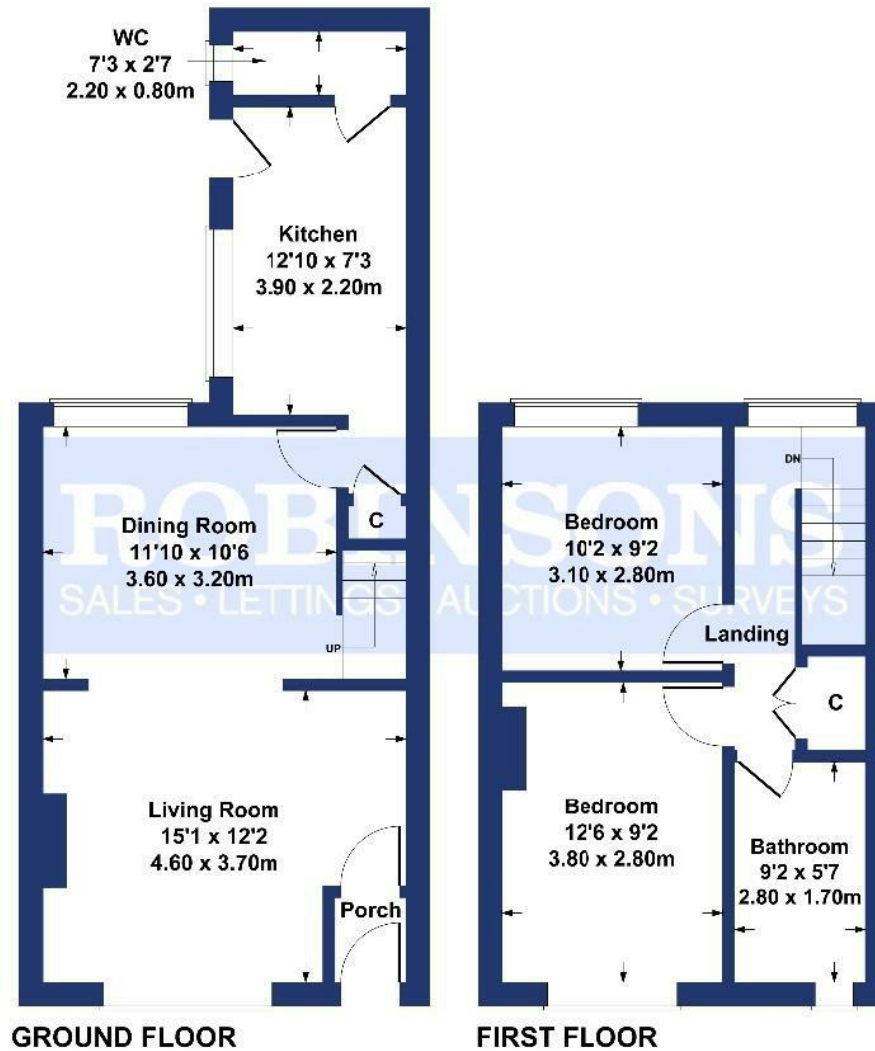
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

# Park View

Approximate Gross Internal Area  
818 sq ft - 76 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			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	80
		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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