



Meadow Bank, Langley Park, DH7 9TY
3 Bed - House - Detached
O.I.R.O £205,000

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Meadow Bank

Langley Park, DH7 9TY

* NO CHAIN * CUL DE SAC POSITION * SMALL DEVELOPMENT * EN SUITE AND DOWNSTAIRS WC * DRIVEWAY AND GARAGE * POPULAR VILLAGE LOCATION *

Offered for sale with no onward chain is this well-positioned home, occupying a pleasant cul de sac within a small and popular development in Langley Park. The property offers practical and well-balanced accommodation, making it ideal for a variety of buyers.

The floorplan comprises an entrance hallway, downstairs WC, and an inviting living room which leads through to a dining room with French doors opening out to the rear garden. There is also a fitted kitchen completing the ground floor. To the first floor there are three bedrooms, one of which benefits from en suite facilities, along with a family bathroom.

Externally, the property benefits from gardens to both the front and rear, with the rear offering a pleasant outdoor space. There is a driveway providing off-street parking and access to the garage.

Meadow Bank is situated in Langley Park, a popular village offering a range of local shops, schools and everyday amenities. The area is well placed for access to Durham City, which provides a wider selection of retail and leisure facilities, and benefits from good road links making it ideal for commuting. There are also nearby countryside walks and green spaces, adding to the overall appeal of the location.









GROUND FLOOR

Hallway

Downstairs WC

Living Room

13'9" x 11'9" (4.2 x 3.6)

Dining Room

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

Kitchen

11'5" x 8'2" (3.5 x 2.5)

Garage

17'0" x 8'2" (5.2 x 2.5)

FIRST FLOOR

Landing

Bedroom 1

10'5" x 9'10" (3.2 x 3)

En-Suite

Bedroom 2

12'1" x 8'11" (3.7 x 2.73)

Bedroom 3

8'10" x 7'10" (2.7 x 2.4)

Bathroom

6'10" x 5'2" (2.1 x 1.6)

AGENT'S NOTES

Council Tax: Durham County Council, Band C, Approx £2268pa
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 – We are 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

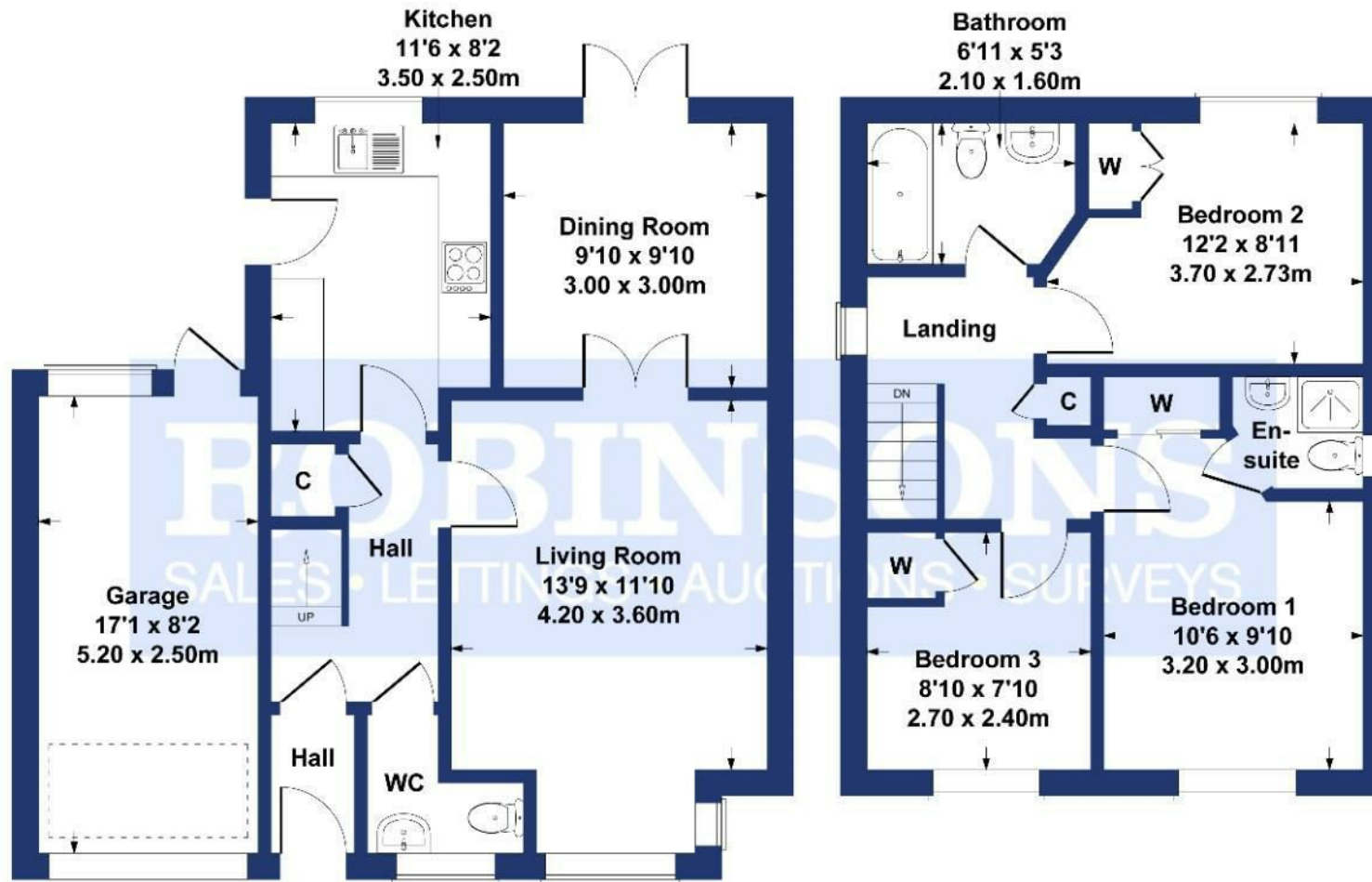
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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. Robnsons 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.

Meadow Bank

Approximate Gross Internal Area
1087 sq ft - 101 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.

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		85	70
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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