Langmere, DL16 6UN

2 Bed - House - Semi-Detached

Asking Price £139,950

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Robinsons are delighted to offer to the market this superbly presented two-bedroom semi-detached home, pleasantly situated on this sought-after residential development approximately one mile from Spennymoor Town Centre. Ideally located for commuters, the property enjoys excellent access to the A1(M) and A19, providing convenient links to Durham City, Darlington, Teesside and the wider region.

Beautifully maintained and significantly enhanced by the current owners, this stylish home would make an ideal purchase for a first-time buyer, young professional or couple seeking a move-in ready property. Improvements include a contemporary fitted kitchen, a modern shower room, attractive landscaped gardens, UPVC double glazing and gas central heating throughout.

The well-appointed accommodation briefly comprises an entrance porch, a spacious and welcoming lounge, and a stunning open-plan kitchen/dining room fitted with a range of modern units. To the first floor are two generously sized double bedrooms and a beautifully refitted shower room/WC, finished with a stylish white suite.

Externally, the property benefits from an open-plan front garden and a driveway providing off-street parking. To the rear is a truly impressive landscaped garden with an attractive patio seating area, creating the perfect space for outdoor dining, entertaining and enjoying the warmer months.

Early viewing is highly recommended to fully appreciate the quality, presentation and lifestyle this exceptional home has to offer.

EPC Rating: D
Council Tax Band: A

Porch
UPVC double glazed window, wood effect flooring

Lounge
17'8 x 12'10 (5.38m x 3.91m)
UPVC double glazed window, wood effect flooring, radiator, stairs to first floor

Kitchen
12'10 x 8'8 (3.91m x 2.64m)
Stunning wall and base units, solid wood worktops, plumbed for washing machine, space or dryer, Range oven, fridge freezer. Ceramic sink with mixer tap and drainer, spot lights, wood effect flooring, radiator

Landing
Quality flooring, loft access

Bedroom one
12'10 x 9'9 (3.91m x 2.97m)
Wood effect flooring, radiator, fitted wardrobes, Upvc window

Bedroom two
12'10 x 8'9 (3.91m x 2.67m)
Quality flooring, Radiator Upvc window

Shower Room
Walk in shower, wash hand basin, w/c, tiles flooring, and splashbacks, Upvc window, extractor fan, Hand towel rail

Externally
To the front elevation is a easy to maintain garden and long driveway, while to the rear there is a beautiful landscaped garden and stunning patio.

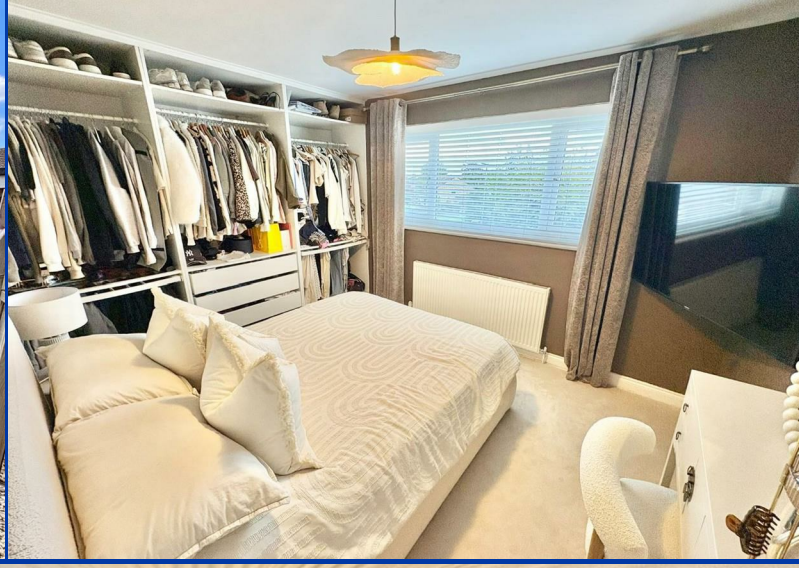
Agent Notes
Council Tax: Durham County Council, Band A
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
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 – stair access only, no lift
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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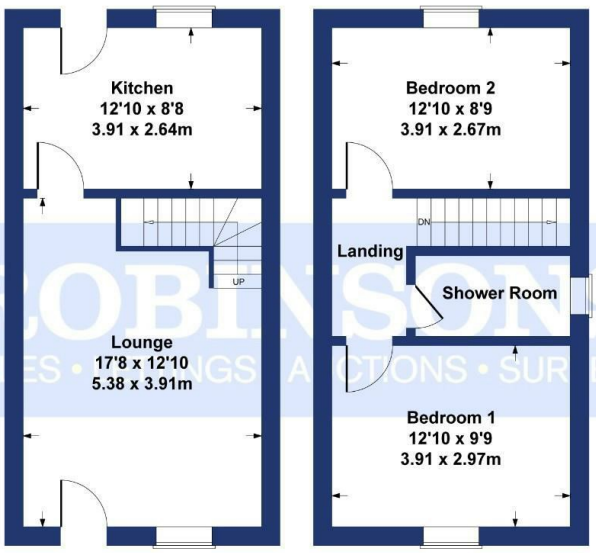
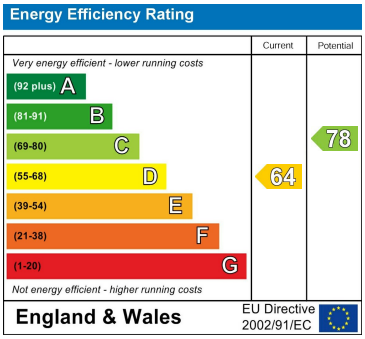
Approximate Gross Internal Area
689 sq ft - 64 sq m



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



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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