Lilian Terrace, Langley Park, DH7 9YF
2 Bed - House - Mid Terrace
£69,950

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No Chain ** Ideal First Buy or Buy-to-Let ** Popular Village Location ** Double Glazing & GCH ** Good Road Links & Amenities ** Sold As Seen - None of the utilities or services have been and will not be checked **

The property briefly comprises an entrance porch, a comfortable lounge, a kitchen diner, two bedrooms and a bathroom/WC. To the rear, there is an enclosed courtyard garden, whilst the the front has a large garden with sunny aspect.

Langley Park is a village that lies just off the A(691) Durham to Consett Highway which also leads to the A(167) Highway , providing good road links to both North and South. Located approximately 5 miles northwest of the city of Durham. Langley Park is a residential area with a mix of traditional and modern housing, catering to a variety of families and individuals. The village has a rich history and benefits from a peaceful and picturesque environment, surrounded by natural beauty and green landscapes characteristic of the Durham countryside. Langley Park offers a range of local amenities, such as shops, pubs, and schools. However, for more extensive shopping and entertainment options, residents often travel to Durham city centre.

GROUND FLOOR

Entrance Porch
3'8" x 4'1" (1.12 x 1.26)

Lounge
13'4" x 14'7" (4.08 x 4.45)

Kitchen Diner
13'6" x 9'11" (4.13 x 3.04)

FIRST FLOOR

Bedroom
14'5" x 10'2" (4.41 x 3.1)

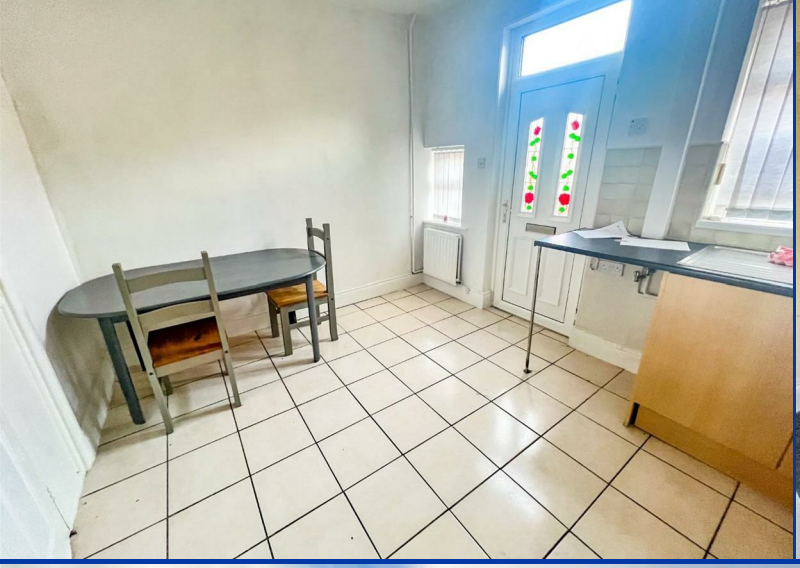
Bedroom
9'11" x 7'1" (3.03 x 2.17)

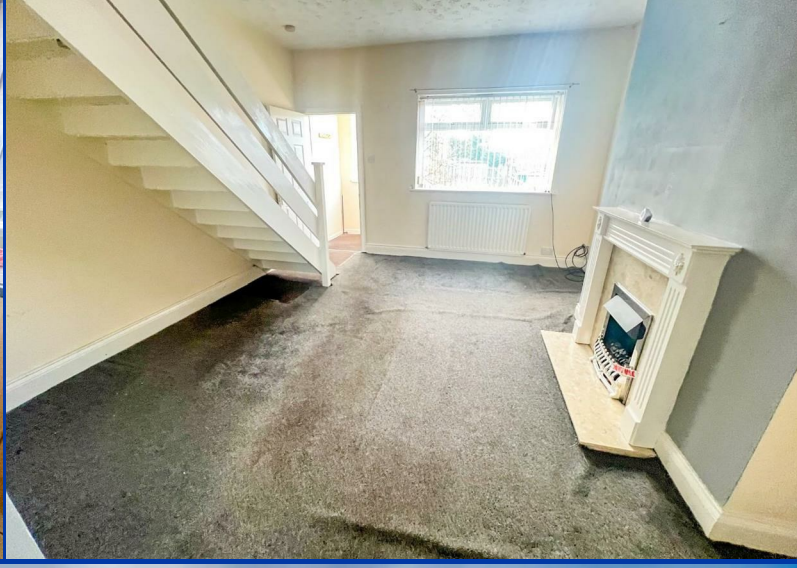
Bathroom
7'0" x 6'0" (2.14 x 1.85)

Agents Notes
Council Tax: Durham County Council, Band A - Approx. £1701 p.a
Tenure: Freehold
Property Construction – Standard
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
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. Check with seller.
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.





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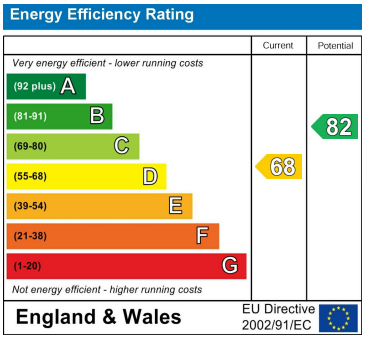

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RICS

ARLA Association of Residential Letting Agents

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