



Langdale Place, Newton Aycliffe, DL5 7DX  
3 Bed - House - End Terrace  
£65,000

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**Notice Of Offer**

**Property Address: 28 Langdale Place**

**We advise that an offer has been made for the above property in the sum of £70,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.**

**Agents Address:120 Newgate Street, Bishop Auckland, DL147EH**

**Agents Telephone Number:01388 458111**

**Nestled in Langdale Place, Newton Aycliffe, this end terrace house presents an excellent opportunity for first-time buyers. Spanning an impressive 1,119 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.**

**The home features three well-proportioned bedrooms, providing ample space for a growing family or for those who desire a home office. The single bathroom is conveniently located, ensuring practicality for everyday living.**

**One of the standout features of this property is the absence of an onward chain, allowing for a smoother and more efficient purchasing process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.**



## GROUND FLOOR

### Lounge

11'7" x 10'9" (3.55 x 3.28)

### Dining Room

10'8" x 10'2" (3.27 x 3.10)

### Kitchen

11'2" x 9'3" (3.41 x 2.84)

### Hallway

### WC

## FIRST FLOOR

### Landing

### Bedroom 1

11'11" x 10'8" (3.65 x 3.26)

### Bedroom 2

11'10" x 10'9" (3.63 x 3.29)

### Bedroom 3

9'5" x 6'11" (2.88 x 2.12)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

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 (not metered)

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 – yes

Probate – N/A

Rights & Easements – Unknown

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 – Unknown

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

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

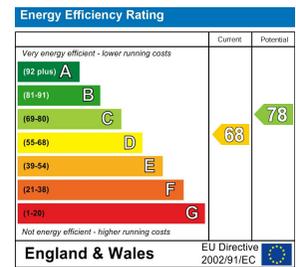
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.







Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.