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Quebec Street, Langley Park, DH7 9XA
3 Bed - House - Terraced
O.I.R.O £172,500

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SALES • LETTINGS • AUCTIONS • SURVEYS

Quebec Street

Langley Park, DH7 9XA

**** Superb & Extended Property ** Spacious & Improved Throughout ** Principle Bedroom With Dressing Room & En-Suite ** New Bathroom 2024 ** New Roof With 20 Year Guarantee * Courtyard Garden With Stunning Patio Area & Awning ** New Consumer Unit 2026 / EICR ** Recent Damp Proof Work 2026 ****

This extended and deceptively spacious home has been significantly improved by the current owners, offering well-balanced accommodation ideal for families, professionals and first-time buyers. Recent upgrades include a new electrical consumer (fuse) board with a satisfactory EICR, together with professionally completed damp proofing backed by a 20-year guarantee, providing added peace of mind.

The accommodation briefly comprises an entrance hallway, downstairs WC, separate reception room, spacious lounge and an attractive fitted kitchen. Two reception areas provide excellent flexibility for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a dressing room and en suite shower room. A modern family bathroom, replaced in 2024, completes the accommodation.

Externally, the property enjoys a generous rear garden with a patio area and garden shed, creating an ideal space for relaxing and outdoor entertaining.

Langley Park is a popular village just a few miles from Durham City, offering an excellent range of local amenities including shops, a supermarket, takeaways, schools and regular bus services.

For commuters, the A690 and A691 provide easy access to Durham, Consett and surrounding areas, while the A1(M) is also within easy reach. Durham City offers a wider selection of shopping, restaurants, leisure facilities, cultural attractions and a mainline railway station with excellent transport links.







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Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 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 – Not that we are aware

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.

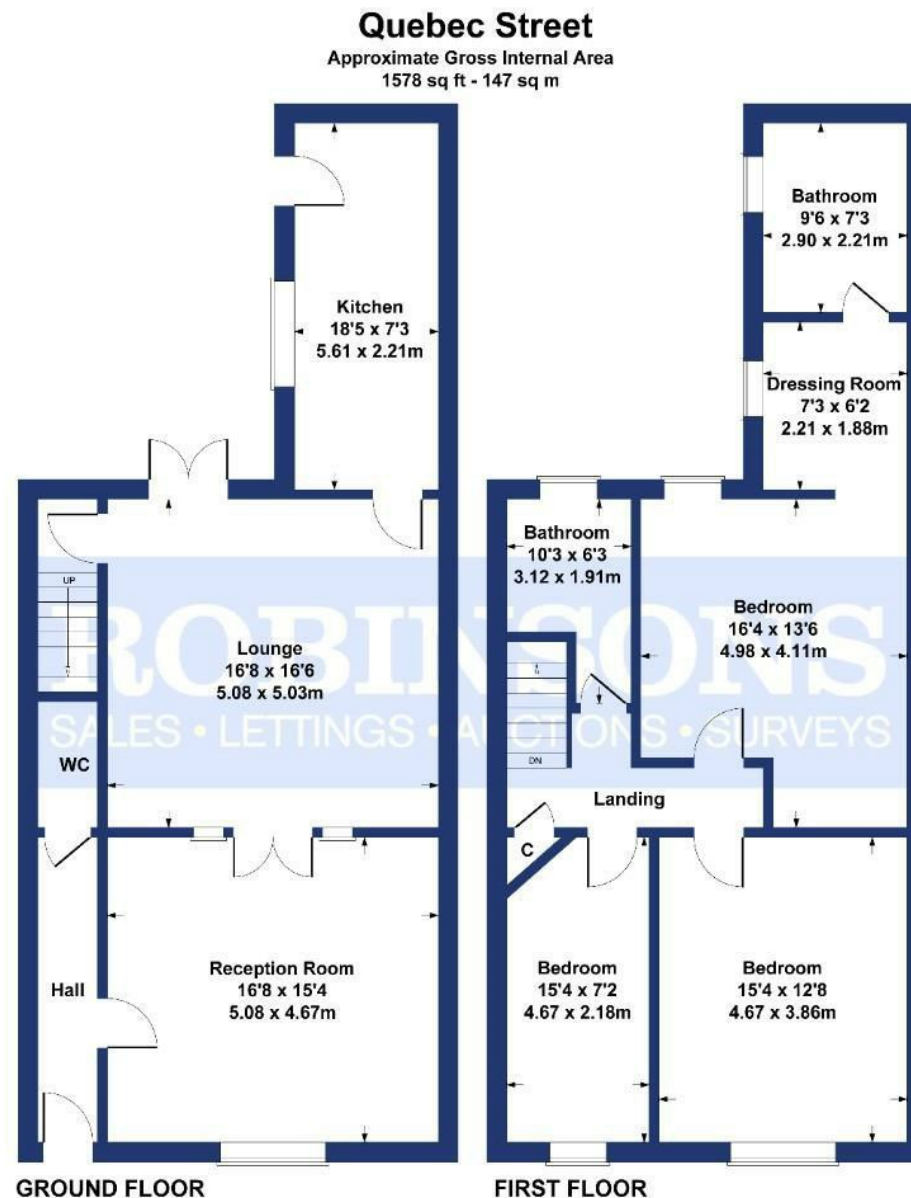
Accessibility/Adaptations – Rear extensions

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.





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.

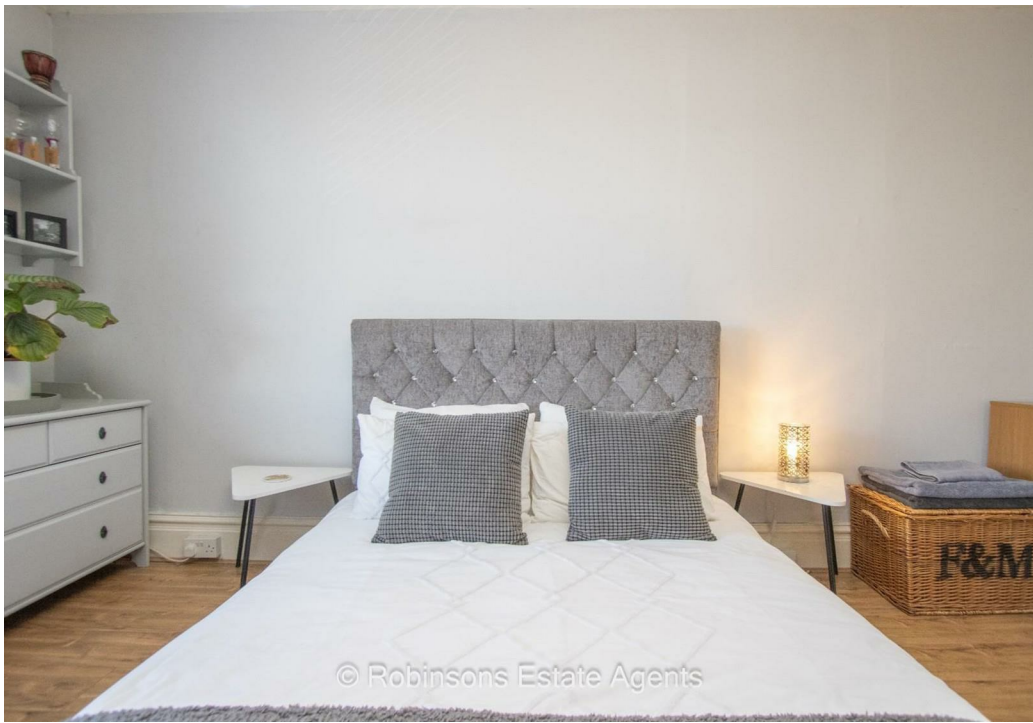
Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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









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