



Grove Terrace, Langley Moor, DH7 8JT  
3 Bed - House - Terraced  
£114,950

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## Grove Terrace Langley Moor, DH7 8JT

No Upper Chain \*\* Spacious Floor Plan \*\* Close to Durham \*\* Access to Good Schooling & University \*\* Good Road Links \*\* Must Be Viewed

Offered to the market with no onward chain, it is with great pleasure that we present this deceptively spacious three-bedroom terraced home with additional loft space, pleasantly situated on Grove Terrace in the highly regarded village of Langley Moor. Having been a much-loved family home for many years, the property offers generous accommodation throughout and presents an excellent opportunity for first-time buyers, families, investors, or those looking to downsize.

Langley Moor remains one of Durham's most popular residential locations, offering a range of local shops, schools, amenities, and excellent transport links. Durham City Centre is only a short distance away, providing access to an extensive range of retail, leisure, and educational facilities, while the A167 and A1(M) are easily accessible for commuters travelling throughout the region.

Benefiting from gas central heating via a combi boiler and double glazing throughout, the accommodation briefly comprises a welcoming entrance porch, spacious lounge with bay window to the front elevation, separate dining room with understairs storage, and an impressive fitted kitchen measuring approximately 16ft in length. To the rear is a porch area leading to a modern re-fitted shower room. The first floor offers three well-proportioned bedrooms, two of which are doubles, together with access to a substantial loft space measuring approximately 16ft x 14ft, providing excellent storage and further potential, subject to any necessary consents.

Externally, the property enjoys an enclosed rear yard. Early viewing is highly recommended to fully appreciate the space, potential, and convenient location this attractive home has to offer.











### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Estate Management Charge – NA

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 – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.

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. Check with seller.

Accessibility/Adaptations – Looks to be extended

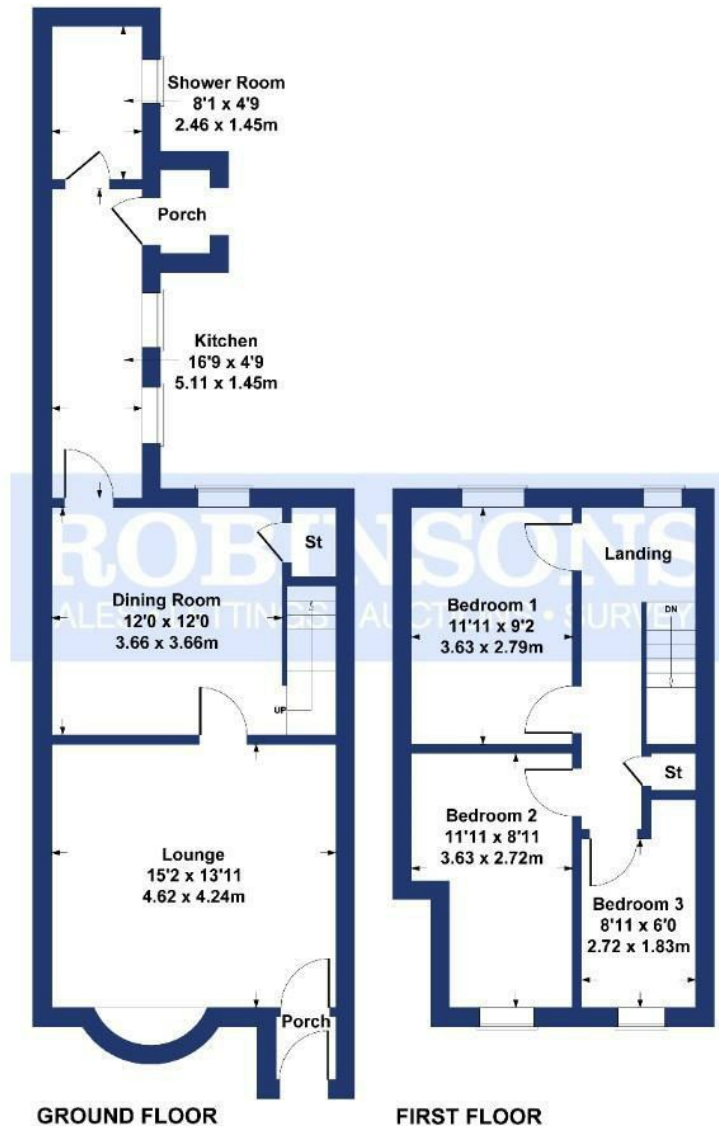
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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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Approximate Gross Internal Area  
936 sq ft - 87 sq m



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		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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