



Langdon Gardens, Catchgate, DH9 8RW
4 Bed - House - Semi-Detached
£128,500

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Langdon Gardens

Catchgate, DH9 8RW

* RARELY AVAILABLE FOUR BEDROOM HOME * EXTENSIVELY IMPROVED * REFITTED KITCHEN * MODERN BATHROOM * NEW BOILER * UPGRADED ELECTRICS * SPACIOUS LIVING ACCOMMODATION * PLEASANT OUTLOOK ACROSS GREEN * ATTRACTIVE REAR GARDEN *

Rarely available and extensively improved is this four bedroom home, enjoying a pleasant position overlooking an attractive green to the front. Purchased by the current owners in 2023, the property has undergone a comprehensive programme of improvements, creating a modern home.

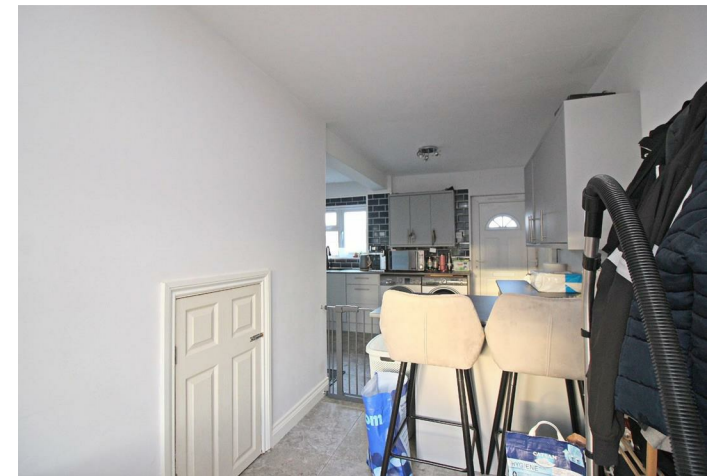
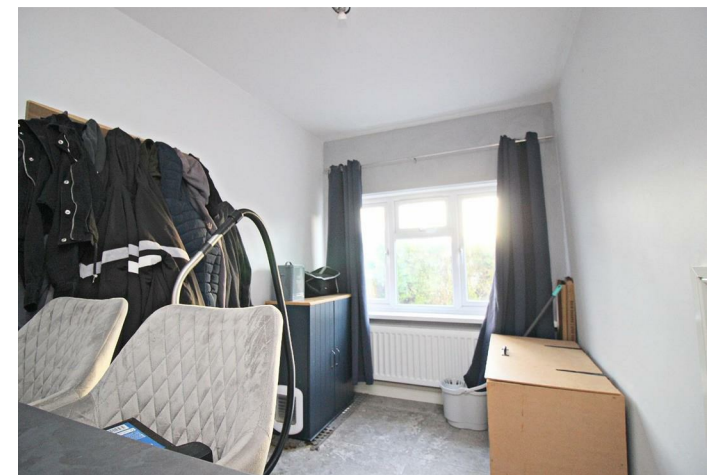
Improvements include a refitted kitchen, upgraded bathroom, new uPVC double glazed windows, new rear door, upgraded electrics and lighting, new flooring and redecoration throughout. A new central heating boiler has also been installed, supplied with a ten-year warranty and subsequently serviced.

The floorplan comprises an entrance hallway, a fantastic L-shaped dining kitchen providing excellent space for family meals and entertaining, and a spacious and inviting lounge.

To the first floor there are four bedrooms, offering flexible accommodation for families or those requiring a home office, together with a modern family bathroom.

Externally, the property benefits from a front courtyard enjoying a pleasant outlook across the green, while to the rear is a low-maintenance garden providing useful outside space.

Langdon Gardens is situated within Catchgate, a popular residential area close to Stanley, offering convenient access to local shops, schools, supermarkets and everyday amenities. Nearby Annfield Plain and Stanley town centre provide further shopping and leisure facilities, while the surrounding countryside offers excellent opportunities for walking and outdoor recreation. The popular Beamish Museum and Causey Arch are also within easy reach. Good road connections via the A693 and A692 provide convenient access towards Durham City, Chester le Street, Consett, and Newcastle.













AGENT'S NOTES

Council Tax: Durham County Council, Band A

Tenure: Freehold

EPC D

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.

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 recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Selective Licensing Area – No

Probate – Not applicable

Rights & Easements – None known.

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

Accessibility/Adaptations – extended

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

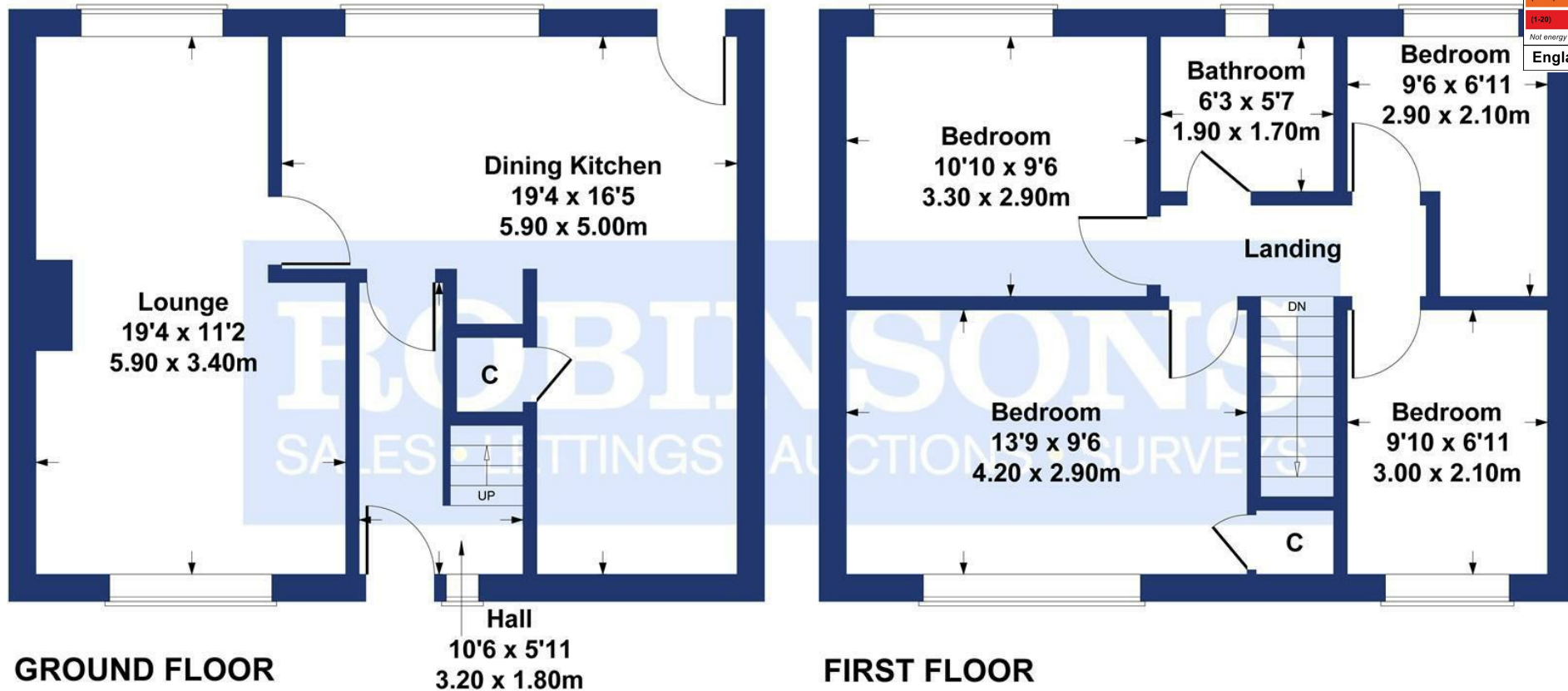
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



Langdon Gardens

Approximate Gross Internal Area
980 sq ft - 91 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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 services.

