

TOAST  
ESTATES

# PROPERTY BROCHURE



16 Meadow Bank, Durham, DH7 9TY

Toast Estates  
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# 16 Meadow Bank

£205,000

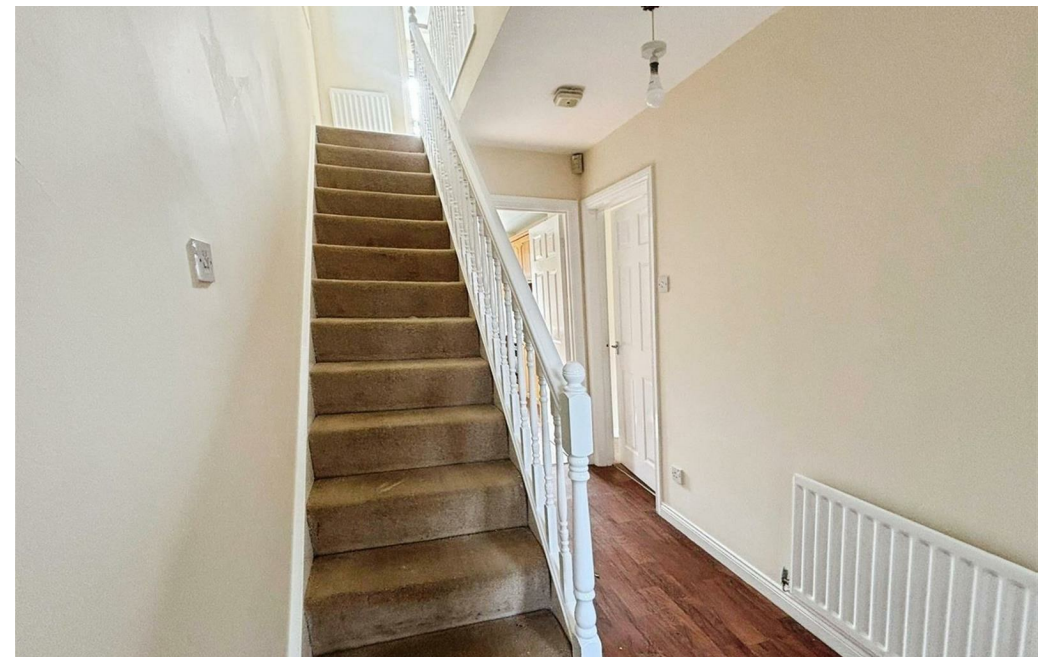
## Property Description:

This neutrally decorated three-bedroom detached house is for sale in Langley Park, a village to the west of Durham. The property offers two reception rooms, three bathrooms and one kitchen, providing practical and flexible accommodation for a range of households.

Langley Park benefits from a range of local amenities, including shops, cafés and everyday services along and around Front Street. There are primary schooling options within the village and further educational facilities available in nearby Durham. The surrounding countryside and riverside walks along the River Browney provide opportunities for outdoor recreation, while wider leisure, retail and cultural facilities can be found in Durham city centre.

Public transport links are accessible via regular bus services through Langley Park, offering routes into Durham and neighbouring towns. Durham's mainline railway station, typically around 15–20 minutes away by car or bus depending on traffic, provides connections to Newcastle, York, London and other major destinations, with journey times to Newcastle often around 15 minutes and to York around 45–50 minutes on faster services. Road links via the A691 and A167 give convenient access towards Durham, Consett and the wider regional network, including the A1(M).

This three-bedroom detached house in a sought after location presents an opportunity to purchase a well-located home with straightforward access to village amenities, Durham and the wider region.





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## £205,000

### **Entrance Vestibule**

Via uPVC entrance door, laminate floor

### **Cloakroom/WC**

Double glazed window to front, low level WC, wash hand basin, radiator

### **Hallway**

Stairs to 1st floor, laminate flooring, understair cupboard, radiator

### **Lounge**

Double glazed boxed bay window to front, feature fire surround with marble effect back and hearth, inset gas fire, double doors to:

### **Dining Room**

Double glazed French doors to rear, radiator, coving

### **Kitchen**

Double glazed window and half glazed door to side. Range of base, wall and drawer units complementing heat resistant work surfaces incorporating a 1 1/2 bowl colour coded sink unit, 4 ring gas hob, electric oven below and filter hood above, tiled splashbacks, space for fridge/freezer, plumbed for washing machine, plumbed for dishwasher

### **Landing**

Loft access, airing cupboard

### **Bedroom 1**

Double glazed window, radiator

### **En-suite**

Double glazed window, shower cubicle with electric shower, low level WC, pedestal wash hand basin, radiator

### **Bedroom 2**

Double glazed window, radiator

### **Bedroom 3**

Double glazed window, radiator

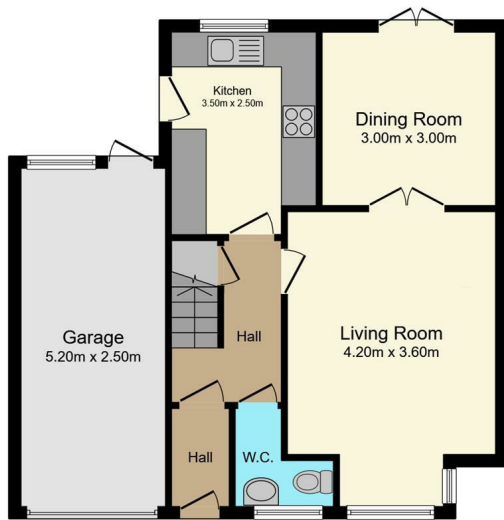
### **Bathroom**

Double glazed window. White suite comprising of paneled bath, low level WC and pedestal wash hand basin, radiator

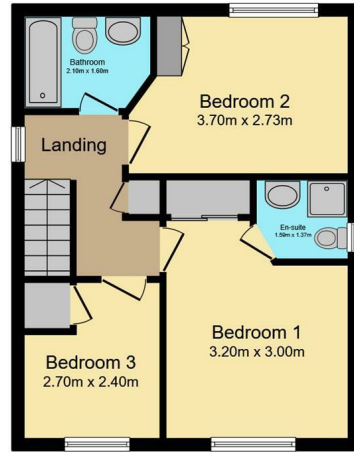
### **Externally**

Front Garden which is laid to lawn. Driveway leading to the attached garage. Rear garden, mostly laid to lawn, high timber fences, patio area, pedestrian access to the garage





**Ground Floor**  
Floor area 60.3 sq.m.



**First Floor**  
Floor area 40.9 sq.m.

Total floor area: 101.2 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            | <b>70</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**Local Authority:** Durham County Council

**Council Tax Band:** C

**Directions**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

# Contact Us

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