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33 Finings Avenue, Langley Park, Durham, DH7 9UH

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Asking Price £210,000

This two-bedroom semi-detached bungalow is ****for sale**** in Langley Park, Durham, and is presented in immaculate condition throughout.

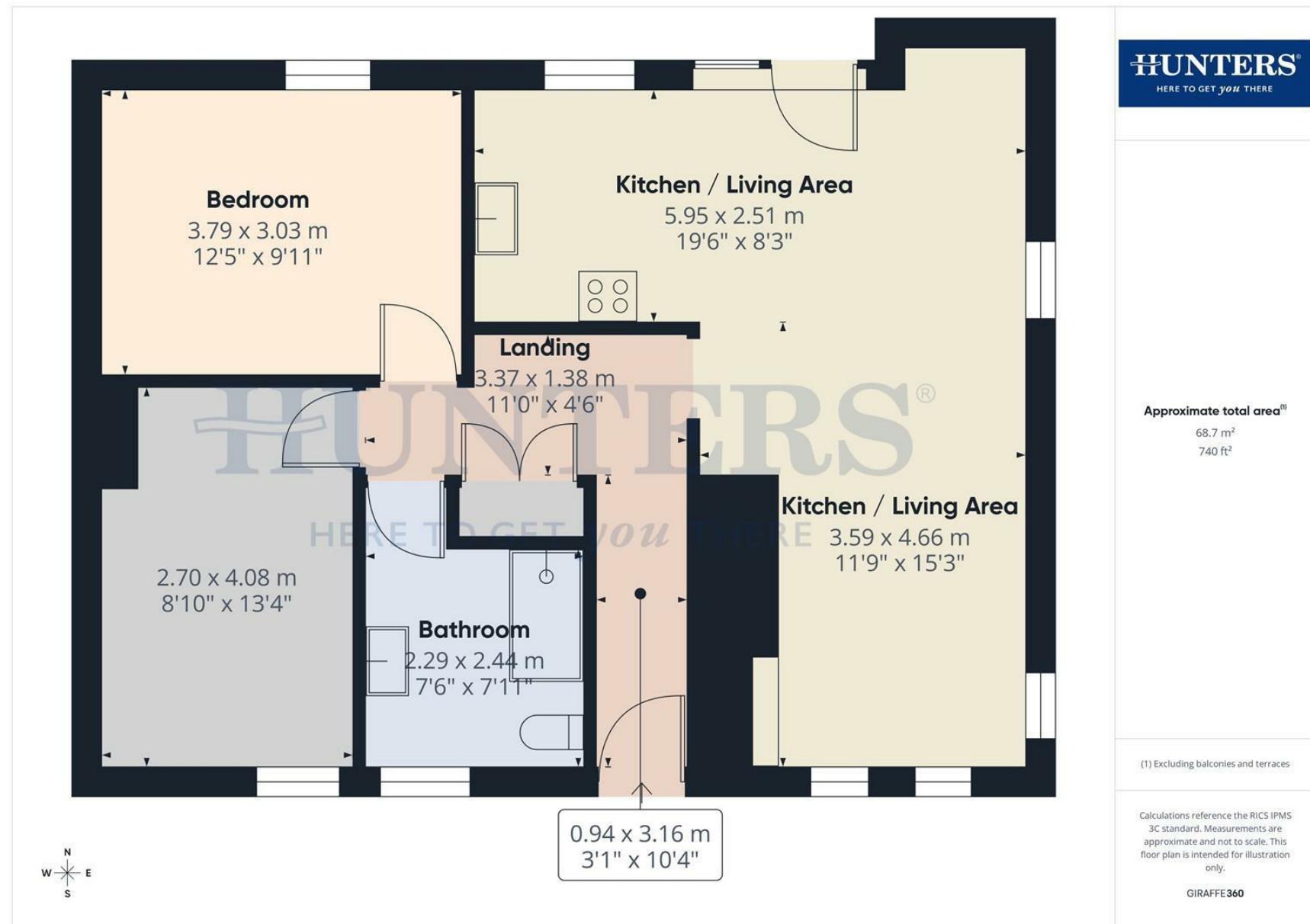
The property offers an open-plan layout, comprising a well-appointed kitchen and a versatile reception space. The kitchen features a practical island, dedicated dining area and good natural light, making it suitable for everyday cooking and entertaining. The reception area benefits from wood floors, large windows and a pleasant garden view, with direct access to the garden. Both bedrooms are doubles, including a master bedroom, providing comfortable accommodation for first-time buyers or families. There is one bathroom, and the bungalow has an EPC rating of D and falls within Council Tax Band A. Off-street parking is also available.

Outside, the garden offers scope for outdoor dining, children's play or gardening. The surrounding area provides access to local amenities within Langley Park village, including shops, cafés and everyday services. There are green spaces, established walking routes and cycling routes nearby, ideal for those who enjoy the outdoors and riverside or countryside paths around the wider Durham area.

Langley Park provides a road and community

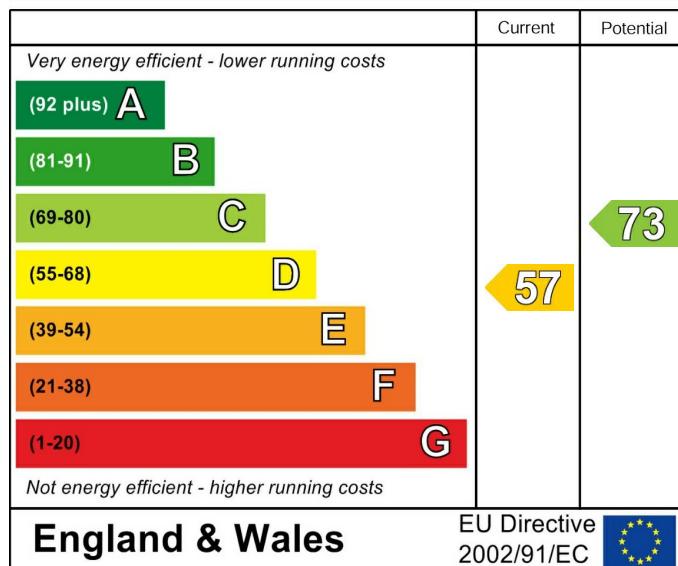
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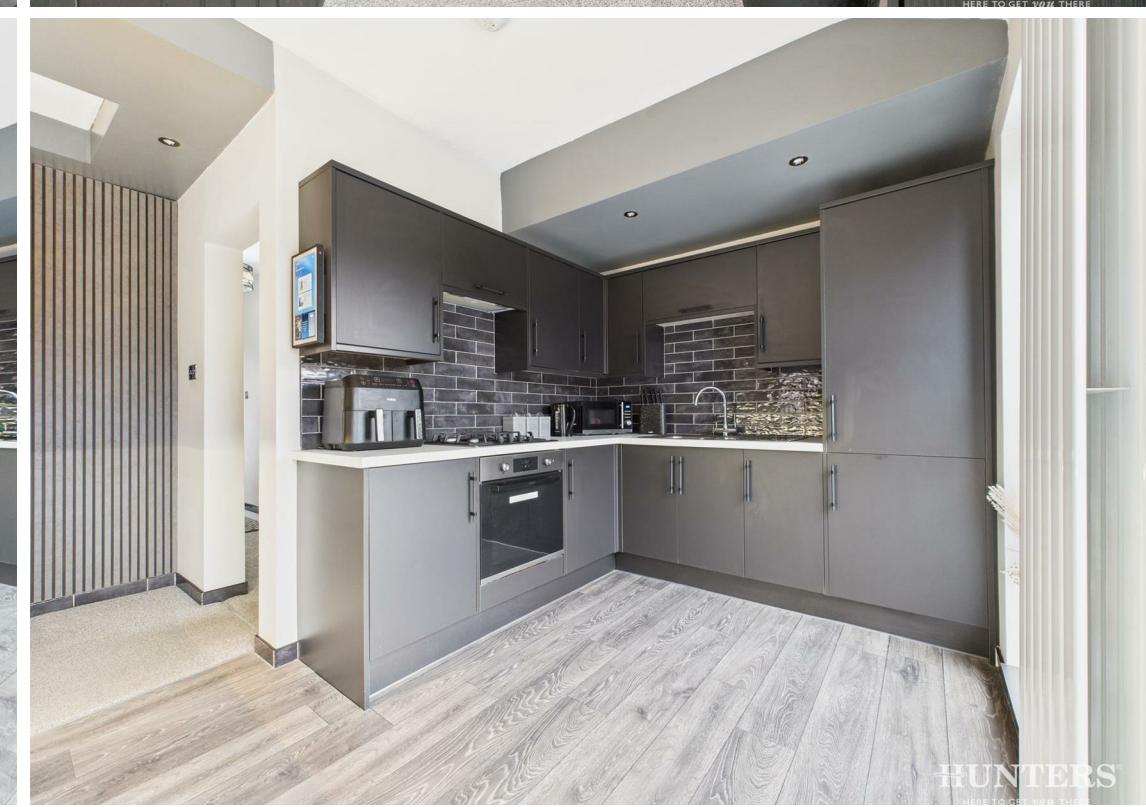
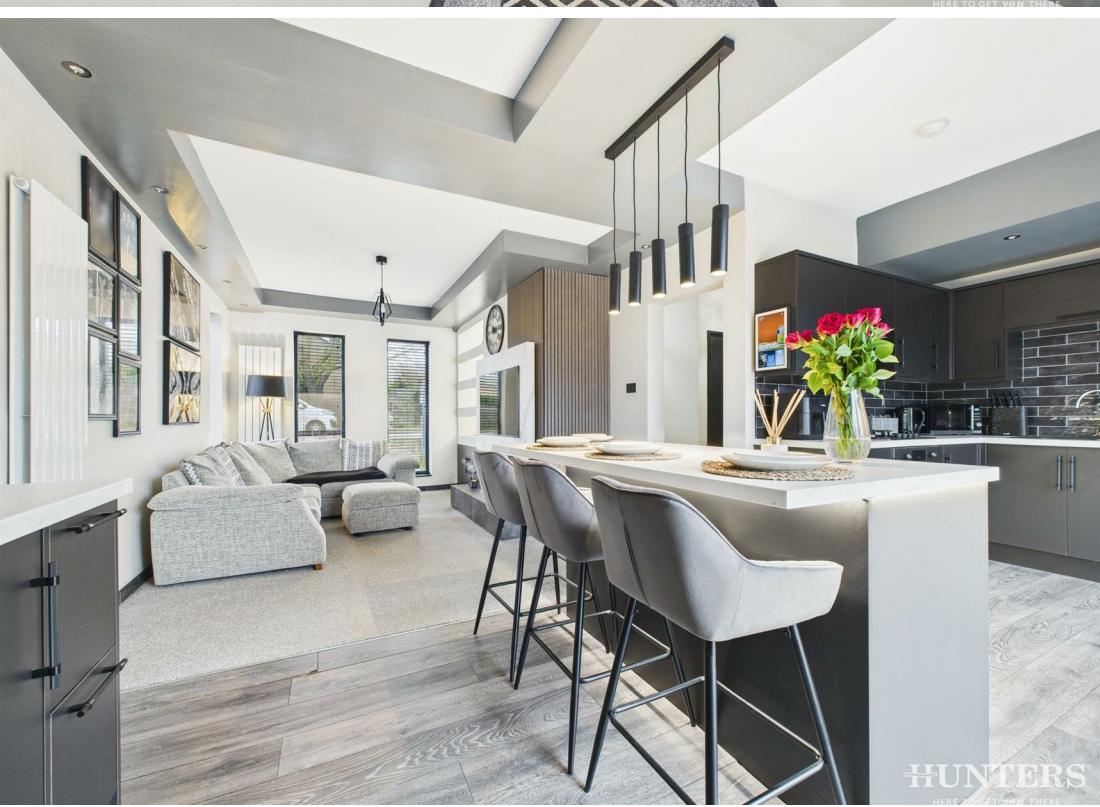


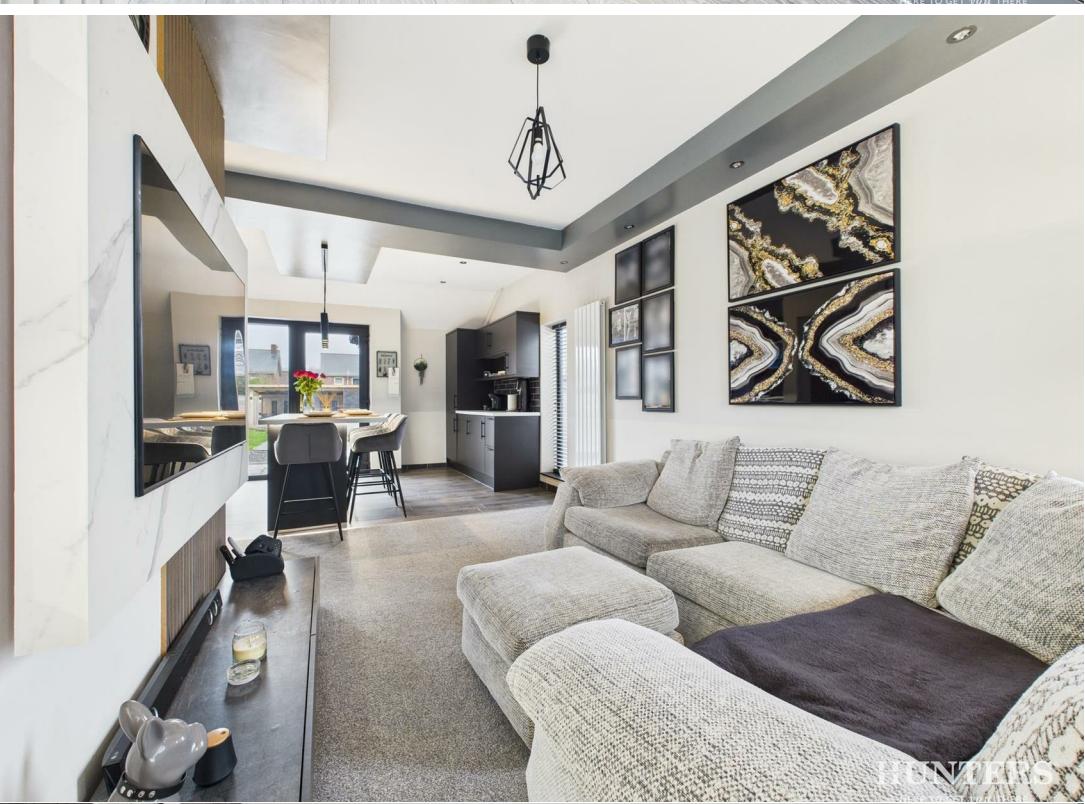
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

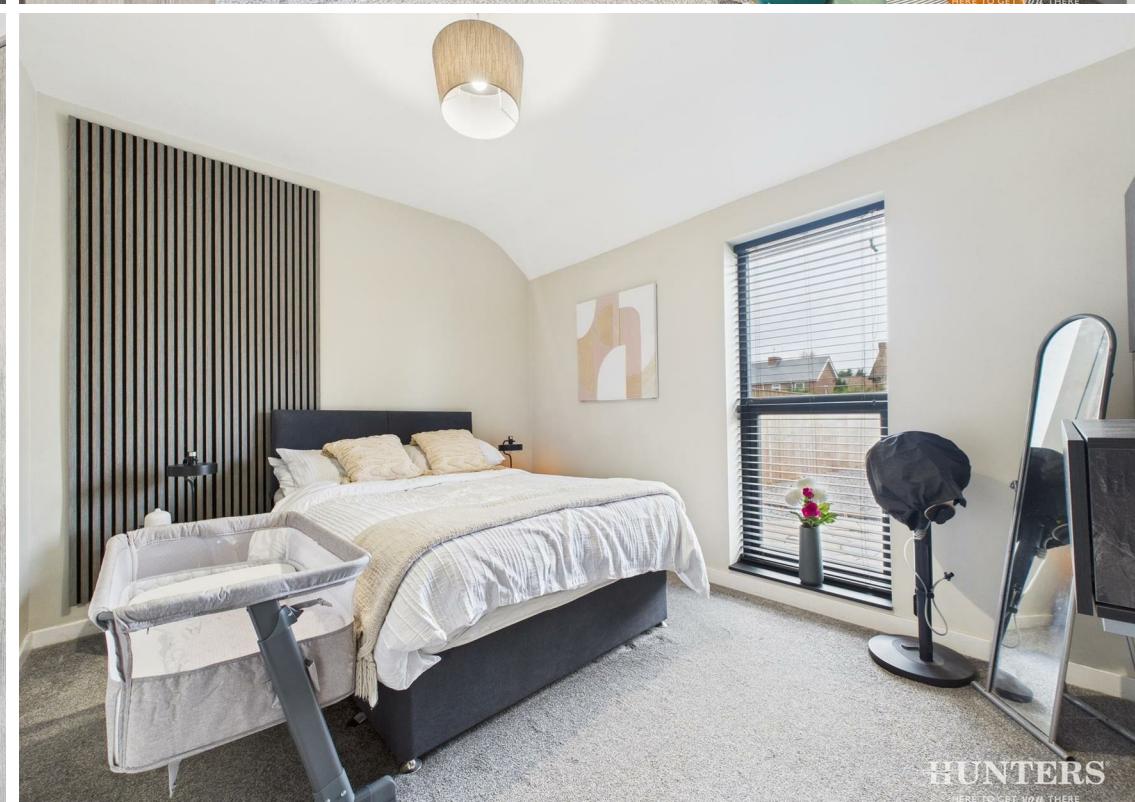
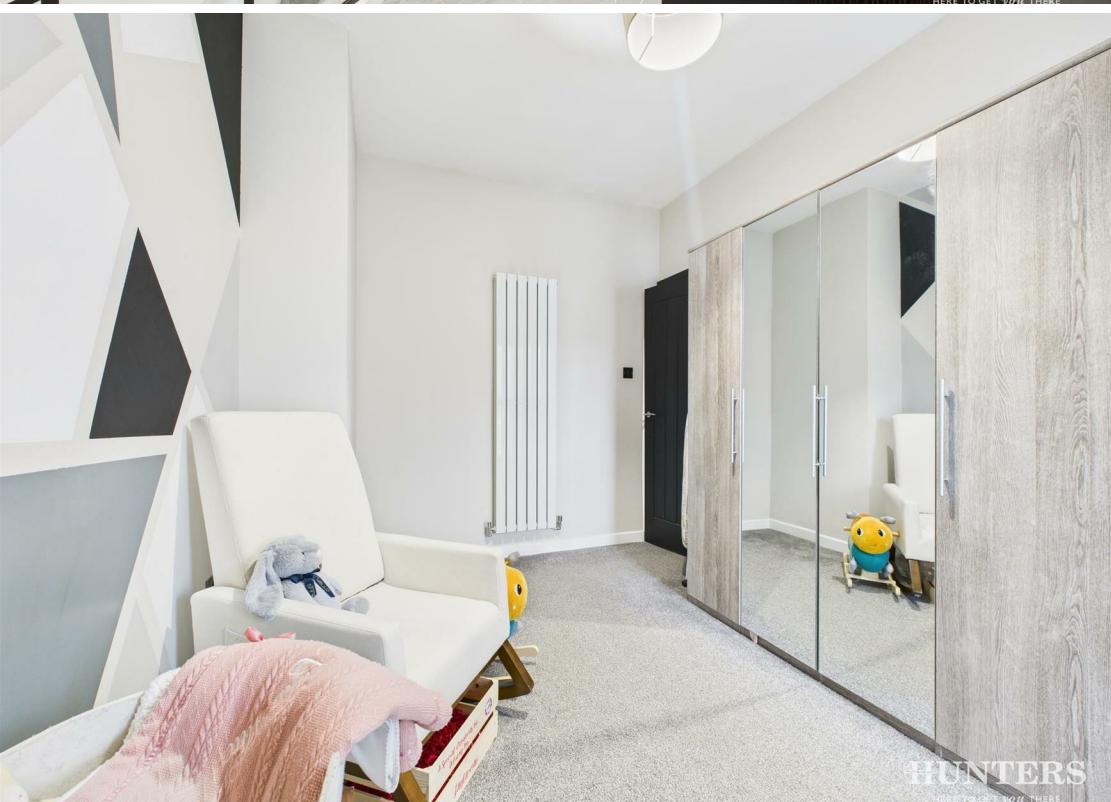
Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





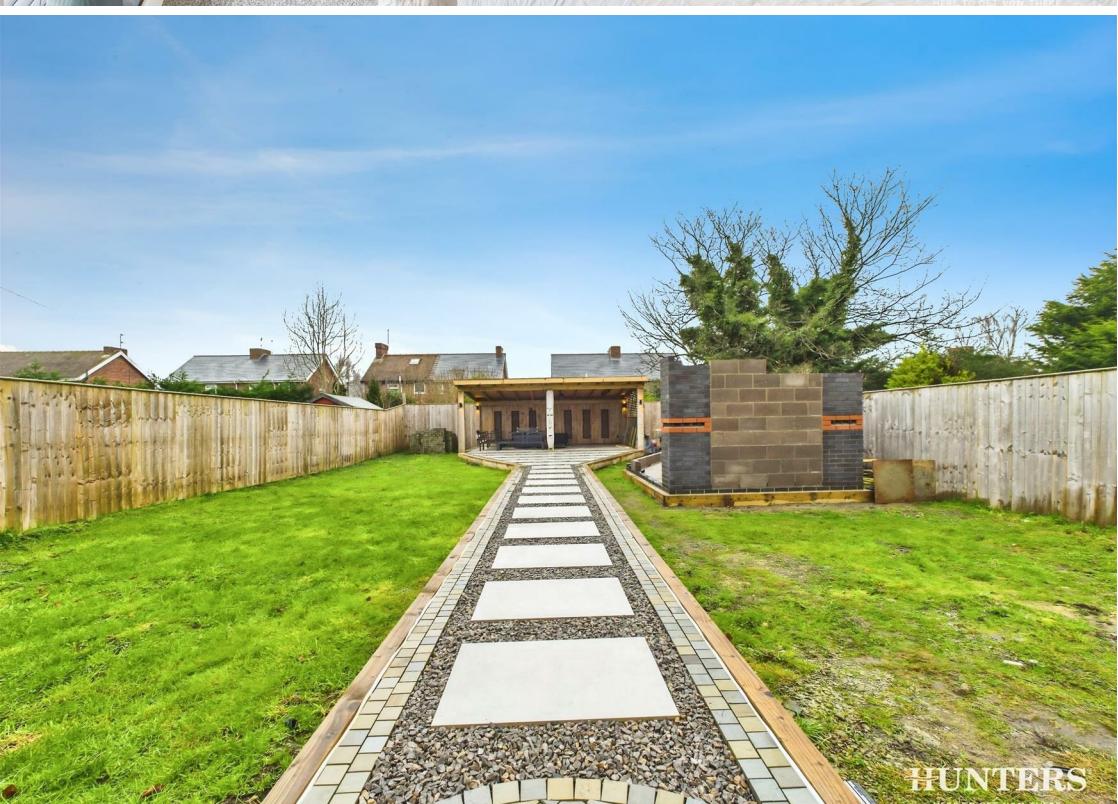




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