



Angus Square

Langley Moor DH7 8XX

Offers In The Region Of £220,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Angus Square

Langley Moor DH7 8XX



- Refurbished to a high standard
- EPC RATING - C
- Three double bedrooms

- Beautifully presented
- Walking distance to local amenities
- Contemporary kitchen with space to dine

- Highly sought after estate
- Easy access to Durham City approximately 2 miles distant
- Luxurious bathroom

Venture Properties are delighted to offer for sale this beautifully refurbished semi detached house with three double bedrooms located on a sought after residential development, within easy reach of Durham City and a wide range of local amenities. The property also falls in to the catchment area for highly regarded schools including Durham Johnston Secondary School.

The impressive floor plan comprises of an entrance lobby and beautifully presented living leading through to a superb open plan kitchen and dining room. The kitchen has been recently refitted with a comprehensive range of contemporary units and appliances. To the first floor there are three double bedrooms and a luxurious refitted family bathroom/WC. Externally there are gardens to the front and rear, a double driveway for off street parking and integral garage.

Viewing is highly recommended for full appreciation and to avoid disappointment.

GROUND FLOOR

Entrance Lobby

Entered via composite door. With double glazed windows to the front and side.

Living Room

14'10" x 11'1" (4.54 x 3.39)

Beautifully presented with a UPVC double glazed bay window to the front, wood laminate flooring, recessed spotlighting, radiator and stairs leading to the first floor.

Open Plan Kitchen and Dining Room

19'10" x 9'3" (6.06 x 2.83)

An impressive open plan kitchen and dining room which is perfect for modern living and entertaining.

The kitchen has been refitted with a comprehensive range of units having contrasting work tops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with extractor over, as well as an integrated fridge, freezer, combination microwave, dishwasher and wine cooler. Further features include plumbing for a washing machine, feature lighting, wood laminate flooring, a unit housing the combi gas central heating boiler which was installed in 2024, UPVC double glazed window to rear and UPVC double glazed french doors opening to the rear garden.

FIRST FLOOR

Landing

With doors to all rooms.

Bedroom One

12'2" x 10'2" (3.71 x 3.10)

The master bedroom is situated to the front of the property with a UPVC double glazed window and radiator.

Bedroom Two

10'2" x 9'10" (3.10 x 3.00)

Double bedroom situated to the rear of the property with a UPVC double glazed window, wood laminate flooring, radiator and access to the loft.

Bedroom Three

9'8" x 9'3" (2.97 x 2.82)

Further double bedroom situated to the front of the property with a UPVC double glazed window and radiator.

Family Bathroom/WC

9'6" x 7'3" (2.90 x 2.21)

Luxurious recently refitted bathroom comprising of a panelled bath with hand held shower, walk in cubicle with both rainfall and hand held showers, WC and wash basin inset to a vanity unit. Having attractive tiling, a heated towel rail, recessed spotlighting and a UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is a mainly laid to lawn garden with driveway providing off street car parking for two cars, this in turn leads to the garage.

To the rear of the property there is an enclosed garden with large patio area.

Garage

With up and over door, power and lighting.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,268 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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