



High Street South, Langley Moor, DH7 8EX
2 Bed - House - Mid Terrace
Starting Bid £90,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

High Street South Langley Moor, DH7 8EX

No Upper Chain ** Good Investment & Further Potential ** General Upgrading Required ** Garage ** Possible Third Bedroom Downstairs ** Popular Location ** Good Local Amenities & Road Links ** Outskirts of Durham City **

* Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £90,000 * Buyers Premium applies please see full details for information *

Step inside to an entrance hall that has access to the dining room or additional third bedroom. It opens into a bright, generously sized lounge and dining area. The modern fitted kitchen has a range of units and leads to the rear lobby, which in-turn has access to the shower room and rear shared courtyard garden.

Upstairs, offers two spacious double bedrooms, ideal for families or housemates wanting comfortable, well-proportioned rooms. The home is equipped with gas central heating via an efficient combi boiler and double-glazed windows throughout.

Outside, there is a shared courtyard garden with gated access and access to the garage. We have also been advised by the seller that there is a possibility to purchase additional land to the rear.

Langley Moor, situated just outside Durham City, is a popular village well-served by a range of local amenities, including shops, cafes, and a popular supermarket, ensuring daily essentials are within easy reach. There are also educational facilities nearby, with schools catering to different age groups, as well as leisure options like parks and sports clubs.

Langley Moor enjoys strong transport connections, with regular bus services providing quick access to Durham City and beyond. Durham's train station is just a short drive away, offering direct rail links to key destinations such as Newcastle and London, ideal for commuters. The village is also conveniently located near the A690 and A1(M), allowing easy access to the wider region.









GROUND FLOOR

Hallway

Dining Room / Additional Bedroom

14'0 x 7'04 (4.27m x 2.24m)

Lounge

17'06 x 14'01 (5.33m x 4.29m)

Kitchen

8'02 x 8'01 (2.49m x 2.46m)

Rear Lobby

Shower Room

6'01 x 5'06 (1.85m x 1.68m)

FIRST FLOOR

Bedroom

13'10 x 10'11 (4.22m x 3.33m)

Bedroom

14'03 x 9'04 (4.34m x 2.84m)

Auction Note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1701p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are 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 would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – N/A

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>

Planning Permission – Nothing in the local area to affect this property that we are aware of.

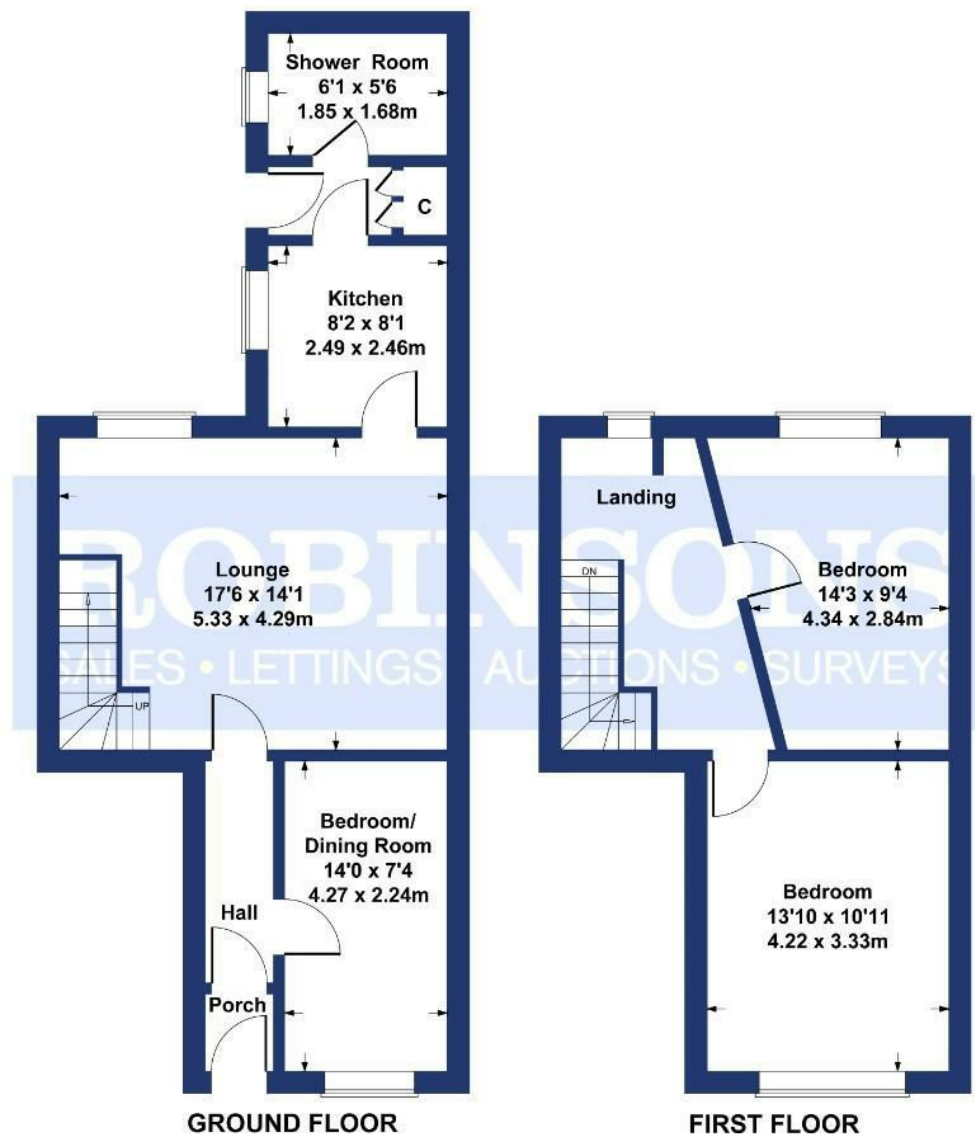
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.



Approximate Gross Internal Area
957 sq ft - 89 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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. 2025

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.

