**Langdale, Birtley, DH3 2EL**
**4 Bed - House - Semi-Detached**
**£250,000**

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

* GREATLY EXTENDED * HIGH QUALITY FIXTURES AND FITTINGS * FABULOUS REFITTED KITCHEN, BATHROOM AND EN SUITE * VAULTED CEILING TO MAIN BEDROOM * TWO RECEPTION ROOMS * LARGE OPEN PLAN LOUNGE AND DINING AREA * DRIVEWAY PARKING * ENCLOSED REAR GARDEN *

This greatly extended and beautifully presented home offers spacious and versatile accommodation finished with high quality fixtures and fittings throughout. The property features a stunning refitted kitchen, bathroom and en suite, along with a superb main bedroom with vaulted ceiling.

The floorplan comprises an entrance hallway, large inviting open plan lounge and dining area, a separate sitting room or second reception room, and an attractive kitchen with French doors opening onto the rear garden. To the first floor there are four bedrooms, the main bedroom benefiting from an en suite, along with a family bathroom.

Externally, the property has a driveway to the front providing off-street parking, while to the rear is an enclosed garden offering a pleasant outdoor space.

Langdale forms part of the popular Vigo area of Birtley, a well-established residential location convenient for a range of local amenities including shops, schools and everyday services. Birtley town centre is close by and provides a wider selection of supermarkets, cafés and leisure facilities. The area is particularly well placed for commuters, with excellent access to the A1(M) providing straightforward travel to Newcastle, Gateshead, Durham and surrounding areas. Nearby countryside walks and green spaces also add to the appeal, making this a convenient and desirable place to live.

**Entrance Hallway**

**Open Plan Lounge and Diner**

**Sitting Room**

**Kitchen**

**FIRST FLOOR**

**Bedroom**

**EnSuite**

**Bedroom**

**Bedroom**

**Bedroom**

**Bathroom**

**EXTERNAL**

Externally, the property has a driveway to the front providing off-street parking, while to the rear is an enclosed garden offering a pleasant outdoor space.

**AGENT'S NOTES**

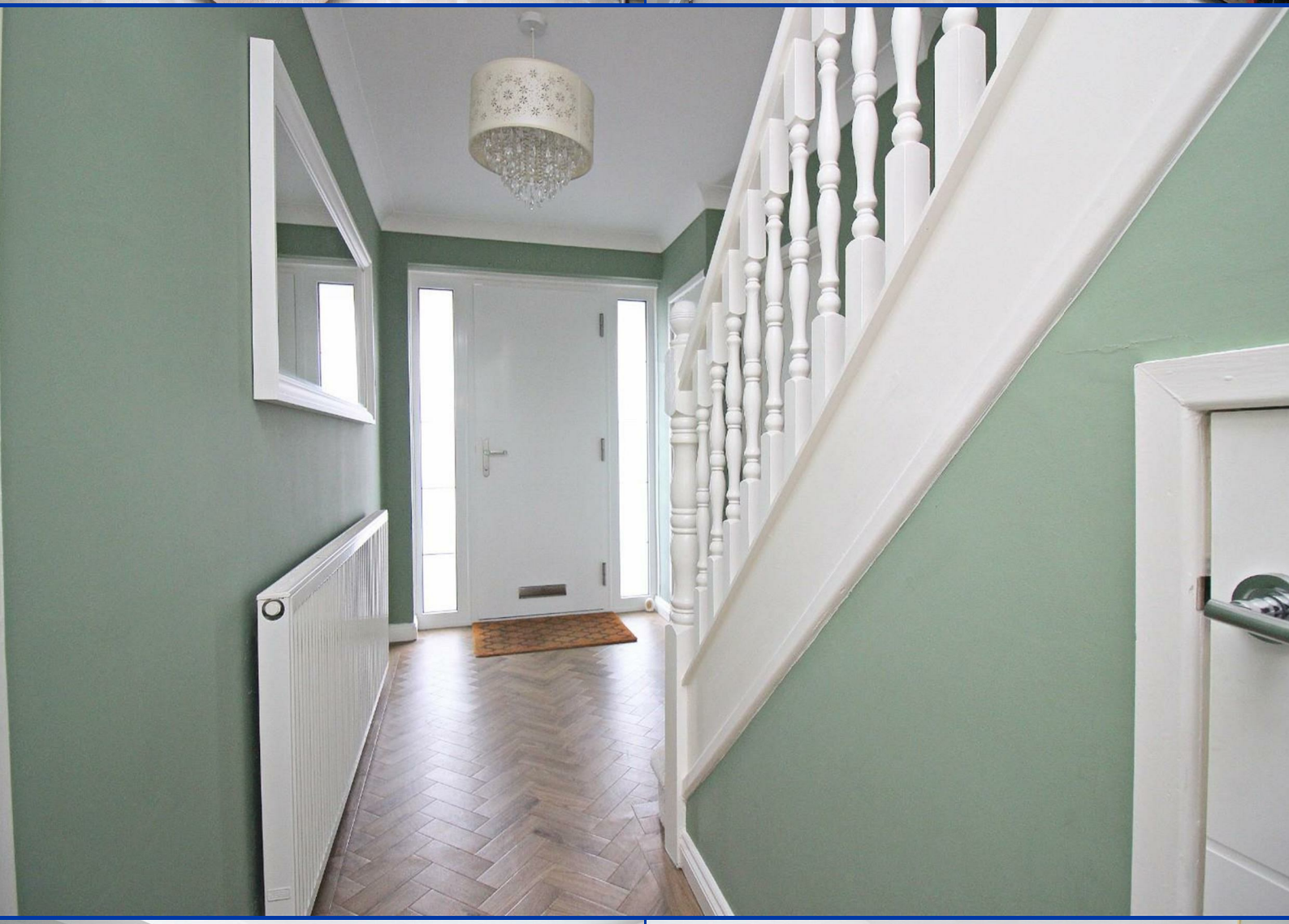
Council Tax: Durham County Council, Band C - Approx. £2,292 p.a
Tenure: Freehold
EPC TBC

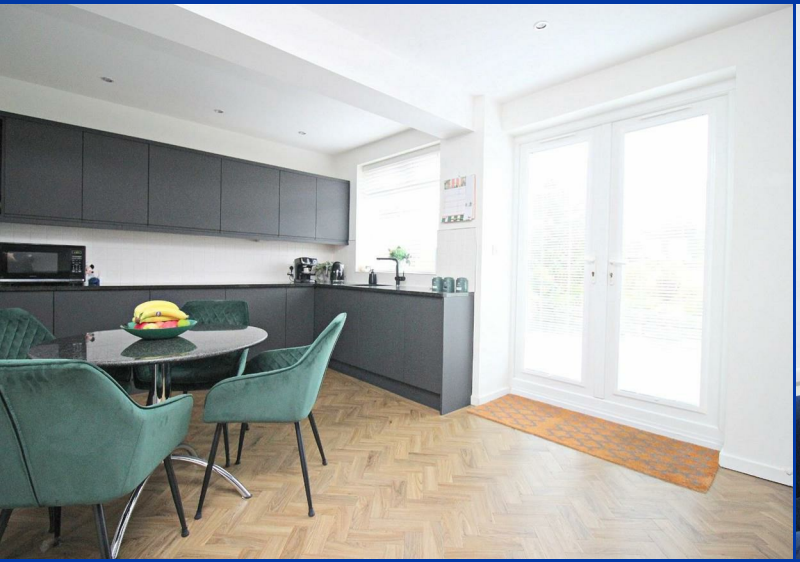
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer 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 – We are 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 – NA
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
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – extended
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.





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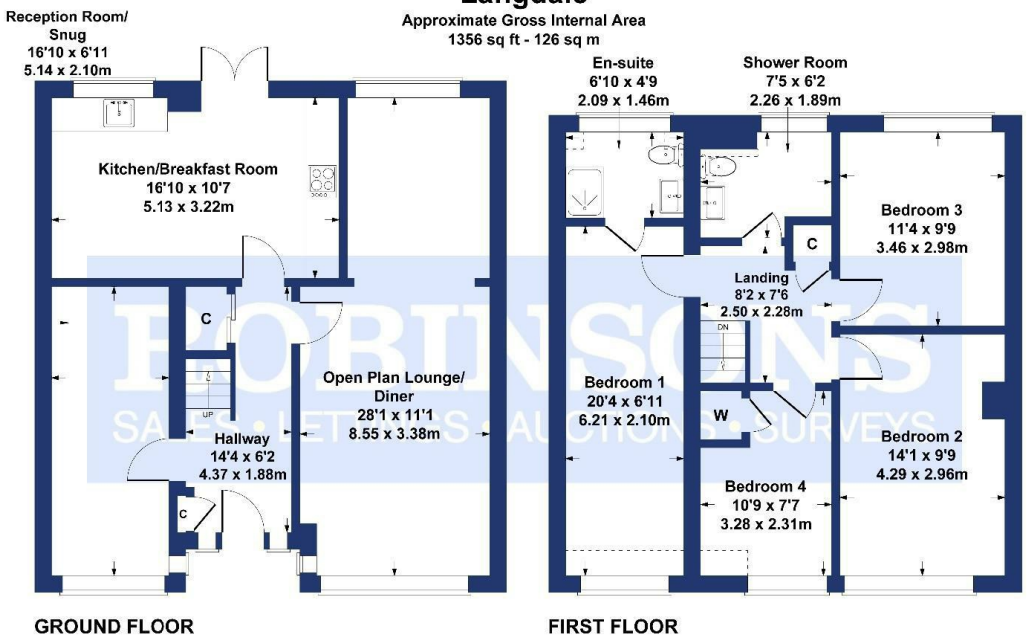
## Langdale

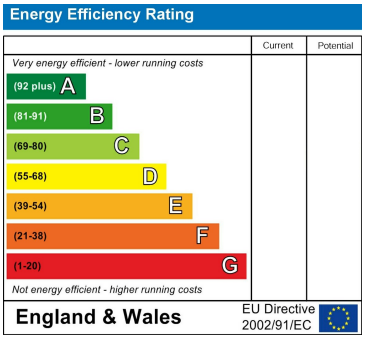
Approximate Gross Internal Area
1356 sq ft - 126 sq m




**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





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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.