

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

**ROBINSONS**  
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\* 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

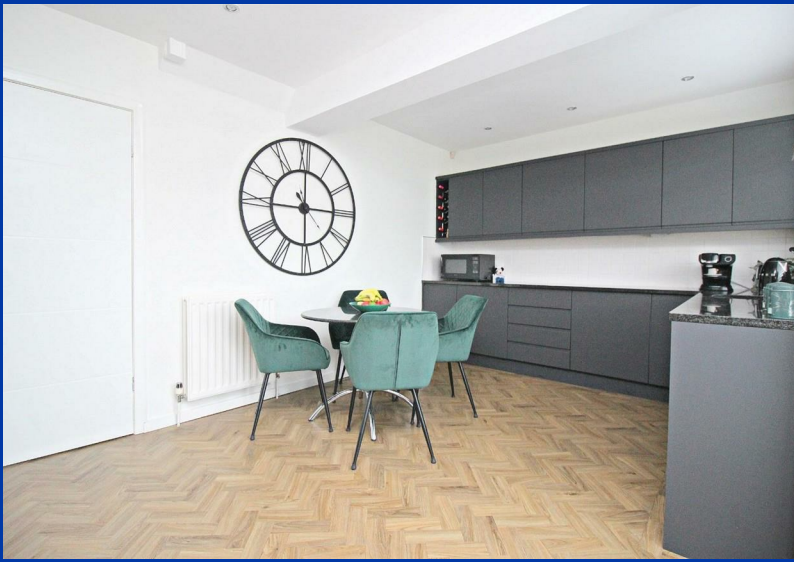
Planning Permission – Nothing in the local area to affect this property that we are aware of.

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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**We are in the process of producing a floorplan for this property. Please check back later.**

**Alternatively you can call us to register your interest on 0191 387 3000.**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</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	
England & Wales	EU Directive 2002/91/EC

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

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E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedfield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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



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