



© Robinsons Estate Agents

Langley Crescent, Langley Moor, DH7 8LU
3 Bed - House - Detached
O.I.R.O £285,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Langley Crescent

Langley Moor, DH7 8LU

Occupying an enviable position in a quiet and exclusive cul-de-sac, this impressive larger-style residence offers a superb blend of space, style and modern family living. Beautifully presented throughout and enjoying a private, sunny rear aspect, the property provides spacious and thoughtfully designed accommodation perfectly suited to contemporary lifestyles.

A welcoming entrance vestibule leads into an elegant reception hallway, creating an immediate sense of quality and space. The ground floor features a generously proportioned lounge, ideal for both relaxing and entertaining, together with a separate dining room enhanced by French doors opening onto the rear garden. The heart of the home is undoubtedly the stunning breakfast kitchen, fitted with high-quality cabinetry, granite work surfaces, integrated appliances and ample dining space. Flooded with natural light, French doors open directly onto the patio, effortlessly blending indoor and outdoor living.

To the first floor are three well-proportioned bedrooms, including a spacious principal suite with stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys excellent kerb appeal with attractive lawned gardens, mature planting, a substantial block-paved driveway and access to the integral garage. The generous rear garden is beautifully enclosed, offering a good degree of privacy and a favourable sunny aspect. Designed with entertaining in mind, it features a spacious patio, perfect for enjoying summer evenings with family and friends.

Situated within one of the area's most sought-after developments, the property has excellent access to highly regarded schools, local amenities and major commuter routes. Combining spacious accommodation, attractive outdoor space and a highly desirable location, this exceptional home is sure to appeal to a wide range of buyers and early viewing highly recommended.







© Robinsons Estate Agents







© Robinsons Estate Agents



© Robinsons Estate Agents

LOCATION

Langley Crescent occupies a prime position within one of Langley Moor's most desirable and established residential developments, renowned for its attractive surroundings, family-friendly environment and excellent accessibility. The area offers a superb balance of convenience and lifestyle, with a variety of local shops, supermarkets, cafés, restaurants and everyday amenities all within easy reach. Residents also benefit from an excellent selection of leisure and recreational facilities, including nearby parks, countryside walks and sporting amenities, making it an ideal location for families and professionals alike.

Just a short distance away lies the historic city of Durham, approximately three miles from the property, where an extensive range of shopping, dining and entertainment options can be enjoyed. Durham is home to a number of highly regarded schools and educational facilities, together with its iconic cathedral and castle, vibrant city centre and picturesque riverside walks, offering a wealth of attractions and amenities.

For commuters, the location is particularly appealing. Langley Moor enjoys immediate access to the A690, providing excellent transport links to Durham City, Sunderland, Newcastle upon Tyne, Gateshead, Teesside and the wider North East region. The nearby A1(M) further enhances connectivity, making the area a highly sought-after choice for those seeking the perfect combination of village-style living and outstanding accessibility.

Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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.

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. Check with seller.

Accessibility/Adaptations – None known

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.

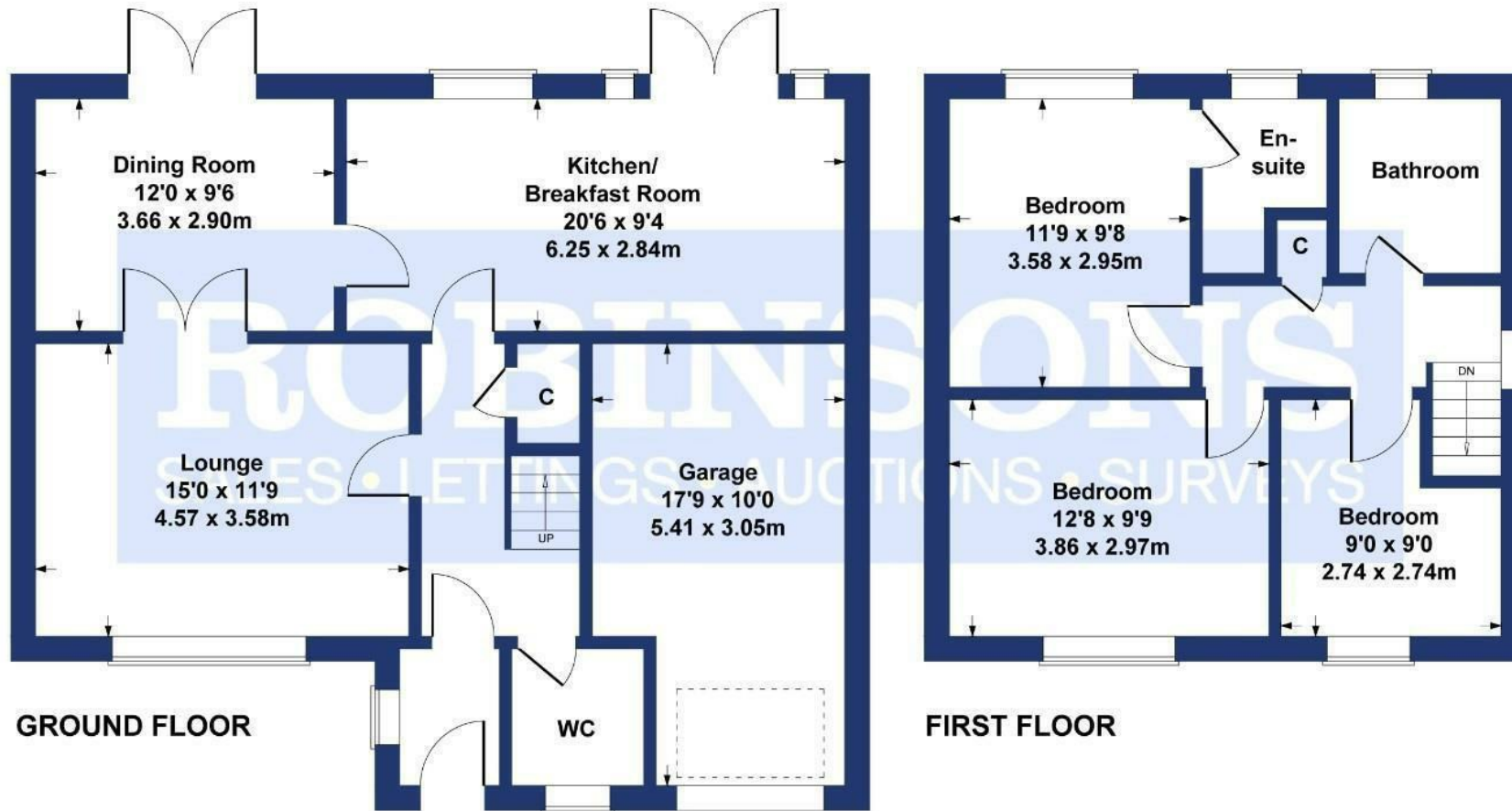
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Langley Crescent

Approximate Gross Internal Area
1287 sq ft - 120 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	81
	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. 2022

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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

