



Hilltop View, Langley Park, DH7 9YU
3 Bed - House - Semi-Detached
£185,000

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Hilltop View Langley Park, DH7 9YU

* BEAUTIFULLY PRESENTED * STUNNING PANORAMIC VIEWS * LARGE CORNER PLOT * PRIVATE WRAP-AROUND GARDEN * ATTRACTIVE MODERN DEVELOPMENT * OFF-STREET PARKING * EN SUITE TO MAIN BEDROOM *

Beautifully presented throughout, this impressive home occupies an elevated position within a modern development in Langley Park, enjoying far-reaching panoramic views and a large wrap-around garden offering excellent privacy. The property sits on a generous corner plot and provides a superb combination of space, style and outlook, making it ideal for families or professionals alike.

The ground floor layout comprises an entrance hallway, downstairs WC, an attractive kitchen, and a large open-plan lounge and dining room with storage and French doors leading out to the private rear garden.

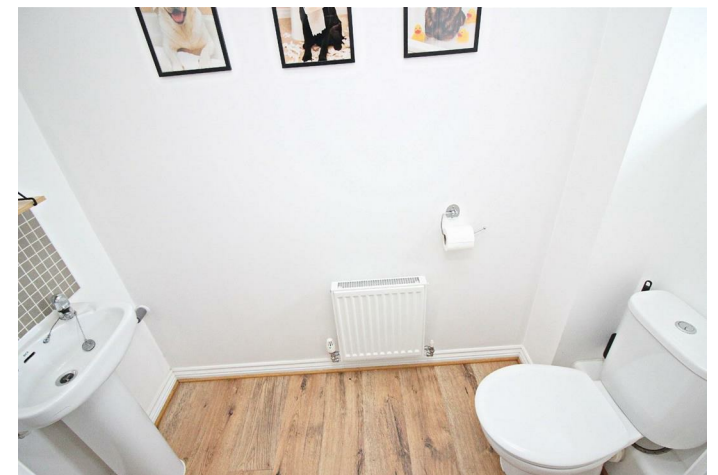
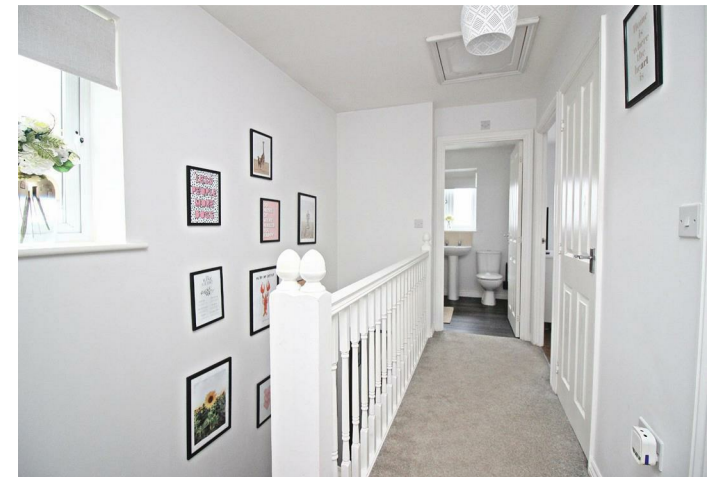
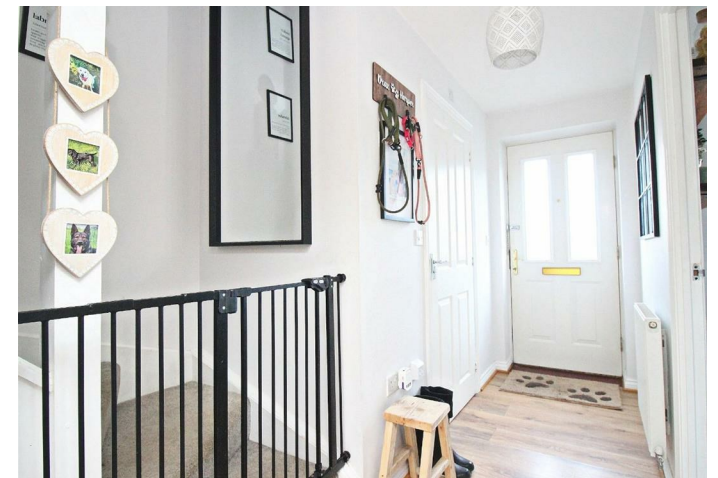
To the first floor there are three bedrooms, including two doubles, with the main bedroom featuring an en suite, as well as a family bathroom fitted with a modern white suite.

Externally, the home benefits from an off-street parking space to the front, while the rear garden is particularly impressive - larger than average, with lawned and patio areas, and enjoying a high degree of privacy.

Hilltop View forms part of an attractive and popular development in Langley Park, a well-established village offering a strong sense of community and a good range of local amenities including shops, cafés, pubs and primary schooling.

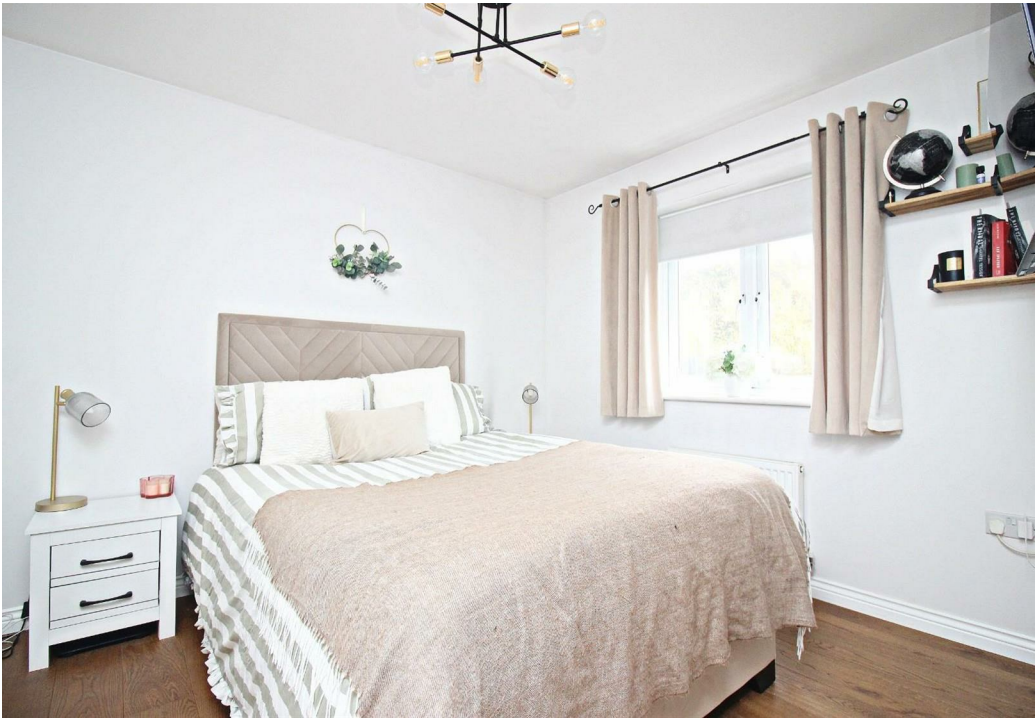
The village is surrounded by beautiful countryside and provides easy access to scenic walking and cycling routes. It is also well placed for commuting, with Durham City just a short drive away and excellent road links connecting to Chester le Street, Consett and the A690.

This combination of modern living, privacy and spectacular views makes the property a superb opportunity for a wide range of buyers.













GROUND FLOOR

Hallway

Downstairs WC

Lounge

16'0" x 16'0" (4.9 x 4.9)

Kitchen

10'9" x 8'6" (3.3 x 2.6)

FIRST FLOOR

Landing

Bedroom One

12'1" x 9'2" (3.7 x 2.8)

En-Suite

7'2" x 6'0" (2.2 x 1.84)

Bedroom Two

9'10" x 9'2" (3 x 2.8)

Bedroom Three

6'10" x 6'6" (2.1 x 2)

Bathroom

6'10" x 6'10" (2.1 x 2.1)

AGENT'S NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 61 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

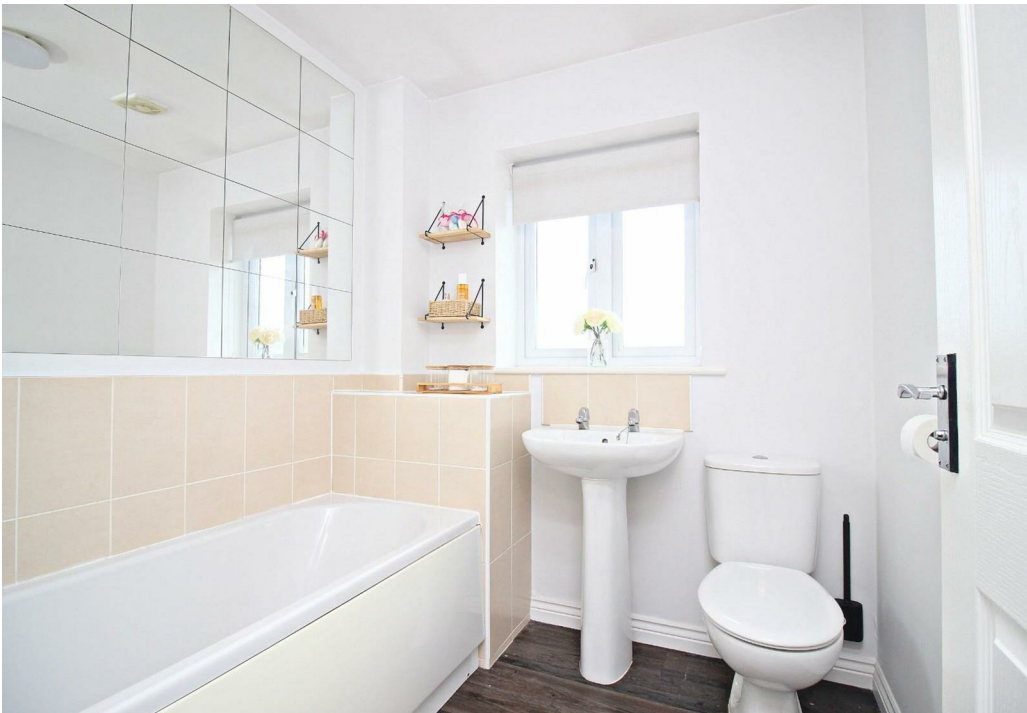
Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: C

Nb: Some external photographs were provided by the seller from a previous listing because the weather conditions on the day of our visit were unsuitable for new images.

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

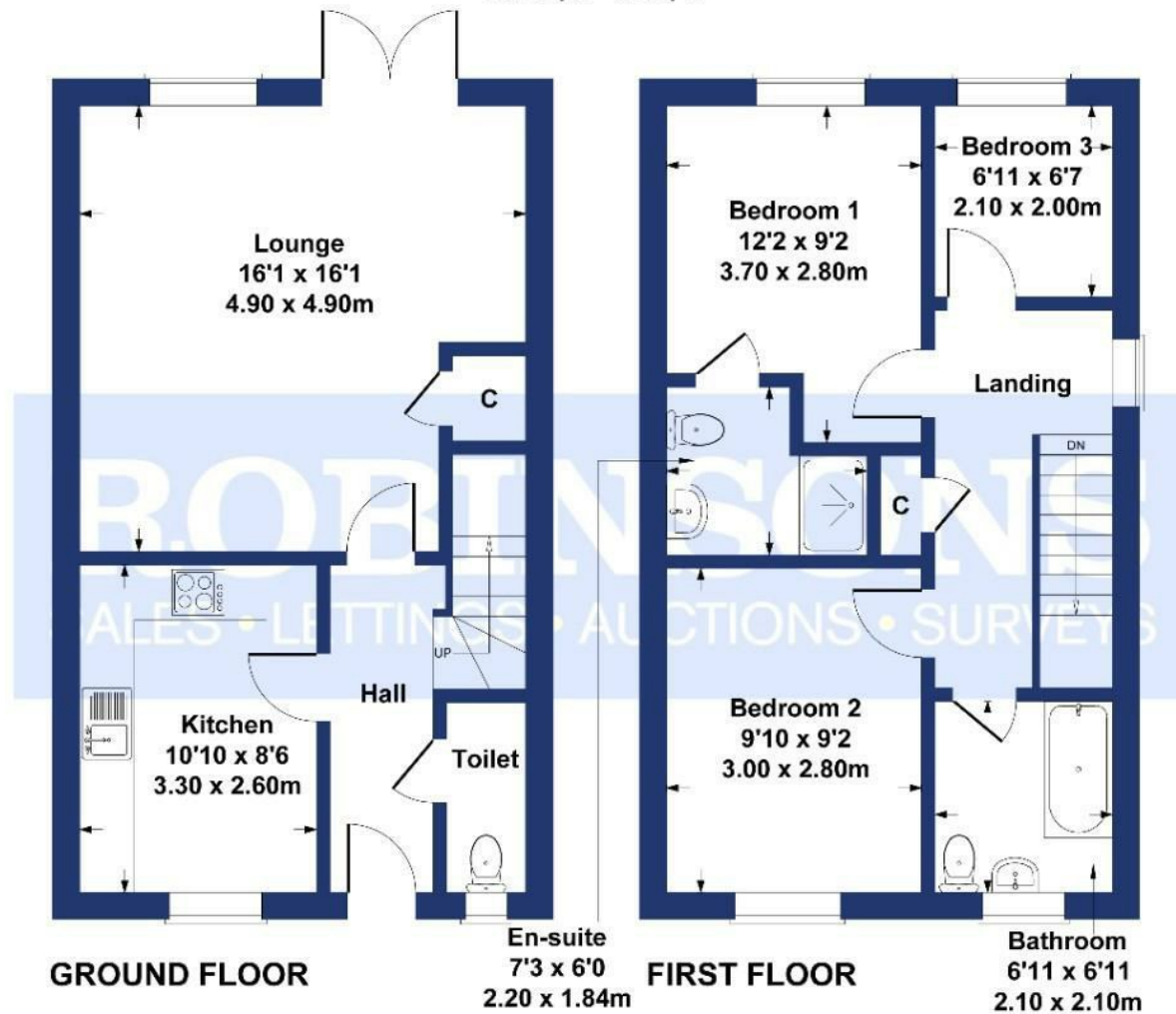
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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





Hilltop View

Approximate Gross Internal Area
915 sq ft - 85 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(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

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.



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