

**Eastern Avenue, Langley Park, DH7 9XR**
**2 Bed - House - Semi-Detached**
**£99,950**

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**Extended Two Bedroom Semi-Detached Home ** Elevated Position ** Sunny Rear Garden & Field Views ** Popular Village Location ** No Chain **

**Ideal for first-time buyers, young families and investors, this elevated and extended two-bedroom semi-detached home enjoys a private, sunny rear garden with lovely views across open fields.**

**Situated in the ever-popular village of Langley Park, the property offers spacious accommodation, excellent potential and a convenient location close to local shops, schools, amenities and superb road links into Durham City and beyond.**

**The home has already benefited from several key improvements, including upgraded windows, a replacement fuse board and a modern fitted kitchen. While some general cosmetic updating is required, it presents a fantastic opportunity for buyers to create a home to suit their own style.**

**The accommodation briefly comprises an entrance hallway, a comfortable lounge with an open walk-through into the extended dining room, which overlooks the rear garden and provides an excellent space for everyday living and entertaining. The modern fitted kitchen offers ample storage and workspace.**

**To the first floor are two generous bedrooms and a bathroom fitted with a white suite.**

**Externally, the rear garden is a real highlight, enjoying a private and sunny aspect with attractive open views, creating an ideal setting for relaxing or entertaining.**

**Offering generous living space, a desirable outlook and excellent value in a sought-after village, this is a lovely home with plenty of potential. Early viewing is highly recommended.**







## Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
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 – 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

## Sale Ready

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.
The legal pack includes
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.





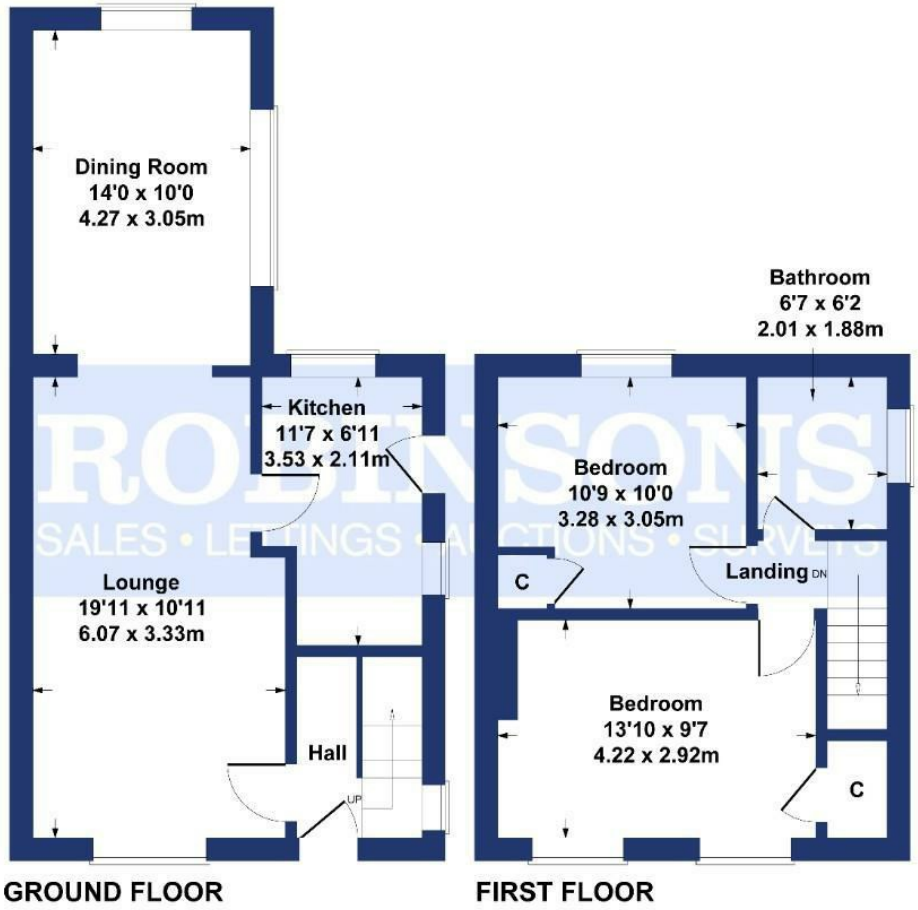






# Eastern Avenue

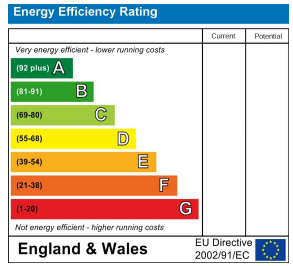
**Approximate Gross Internal Area**
**812 sq ft - 75 sq m**




**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.

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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 efficient 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.


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