



Old Elvet, Durham City, DH1 3HL  
3 Bed - House - Detached  
£280,000

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Detached Family Home \*\* Solar Panels \*\* Well Presented & Spacious Floor Plan \*\* Very Popular & Convenient Location \*\* Outskirts of Durham \*\* Easy Reach of Good Schools (Durham Johnston) & Major Transport Links \*\* Local Shops & Recreational Facilities \*\* Gardens \*\* Parking & Garage \*\* Viewing Advised \*\*

The spacious well planned floor plan comprises: inviting entrance hall, comfortable family lounge with bi-fold doors opening to the rear garden and patio area. The inner lobby provides access to the cloak/wc, stunning open plan kitchen and dining room with a range of integral appliances and bi-fold doors to the rear garden. The first floor has four bedrooms, master en-suite shower room and family bathroom/wc. Outside there are front and rear gardens, side gated access, driveway parking, single garage with power & light.

Langley Moor is located southwest of Durham city. The village has a range of amenities to serve the local residents, including shops, local businesses, schools, and community facilities. A more extensive range of good schooling, shopping, leisure options, and amenities are available with Durham City, easily accessible, just a little over 2 miles away.

Langley Moor has good transport links and is close to the A690, which connects it to Durham centre and the A1(M) motorway, making it relatively easy to access other parts of the region by car. Additionally, there are bus services connecting Langley Moor to neighbouring towns and cities.



# OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

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

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T: 0191 383 9994 (option1) (Lettings)

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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.



# ROBINSONS

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