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Quebec Street, Langley Park, DH7 9XA
3 Bed - House - Terraced
O.I.R.O £172,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Quebec Street Langley Park, DH7 9XA

* SUPERB EXTENDED PROPERTY * SPACIOUS & IMPROVED THROUGHOUT * MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE * NEW BATHROOM 2024 * NEW ROOF WITH 20 YEAR GUARANTEE * REAR COURTYARD GARDEN WITH STUNNING PATIO AREA WITH AWNING *

This extended home offers deceptively spacious accommodation which has been much improved by the current owners, creating a well-balanced and comfortable living space ideal for a variety of buyers.

The floorplan comprises an entrance hallway, downstairs WC, separate reception room, spacious lounge, and an attractive kitchen. The layout provides excellent flexibility with two reception areas, making it well suited to both everyday living and entertaining.

To the first floor there are three well-proportioned bedrooms, with the master bedroom being a standout feature benefitting from a dressing room and en suite. The accommodation is completed by a recently updated family bathroom, replaced in 2024 and finished to a modern standard.

Externally, the property enjoys a good sized rear outdoor space with patio area and shed, offering an ideal setting for outdoor seating and entertaining.

Langley Park is a popular and well-established village located just a short distance from Durham City, making it an ideal choice for those seeking a balance between village living and city convenience. The village itself offers a range of local shops, supermarket, takeaways and everyday amenities, along with primary schools and access to secondary schooling in the surrounding areas.

The location is particularly well placed for commuters, with good road links via the A690 and A691 providing straightforward access into Durham City, Consett and further afield, while the A1 (M) is also within easy reach. Regular bus routes run through the village, offering further transport options.

Durham City is only a short drive away and provides a wider selection of shopping, restaurants, leisure facilities and cultural attractions, along with a mainline railway station.







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Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

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.

Selective licencing area – Not that we are aware

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.

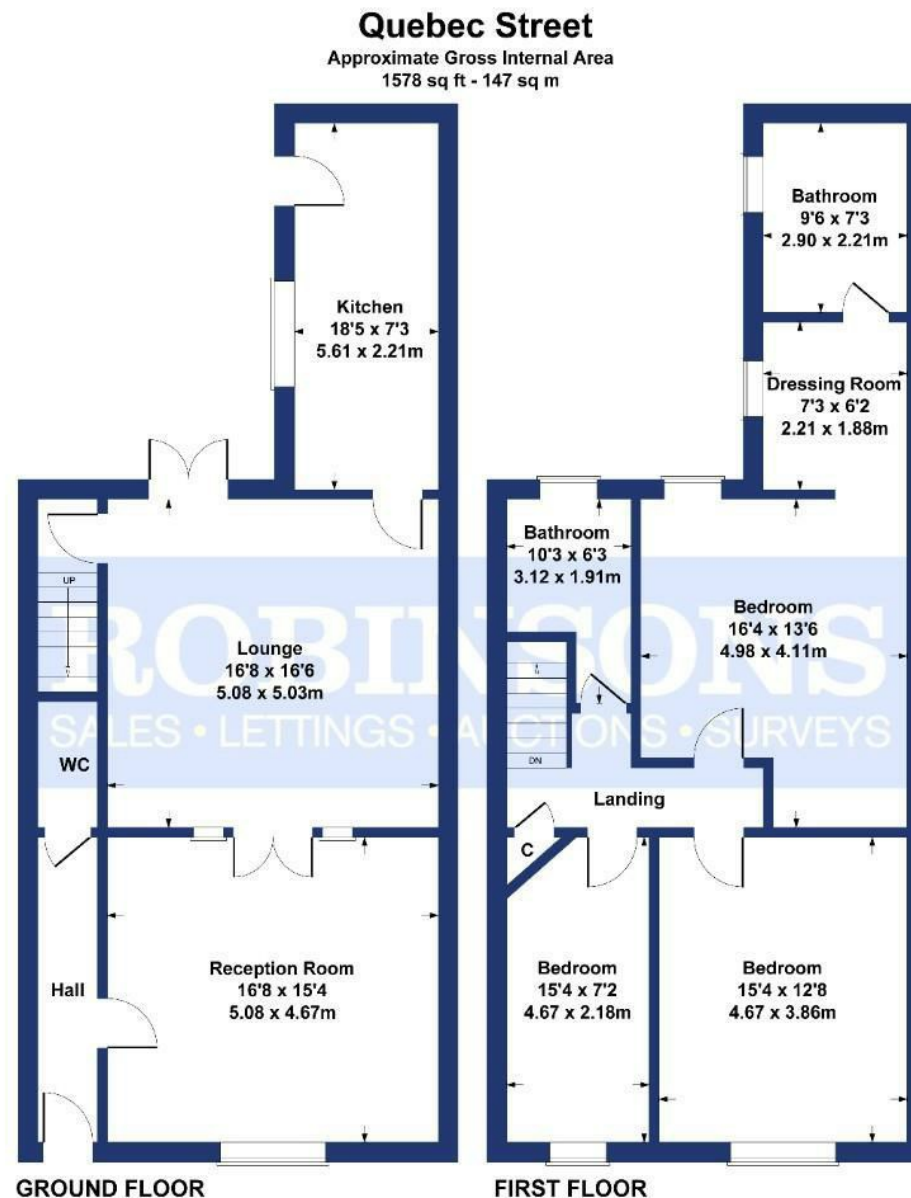
Accessibility/Adaptations – Rear extensions

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.





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

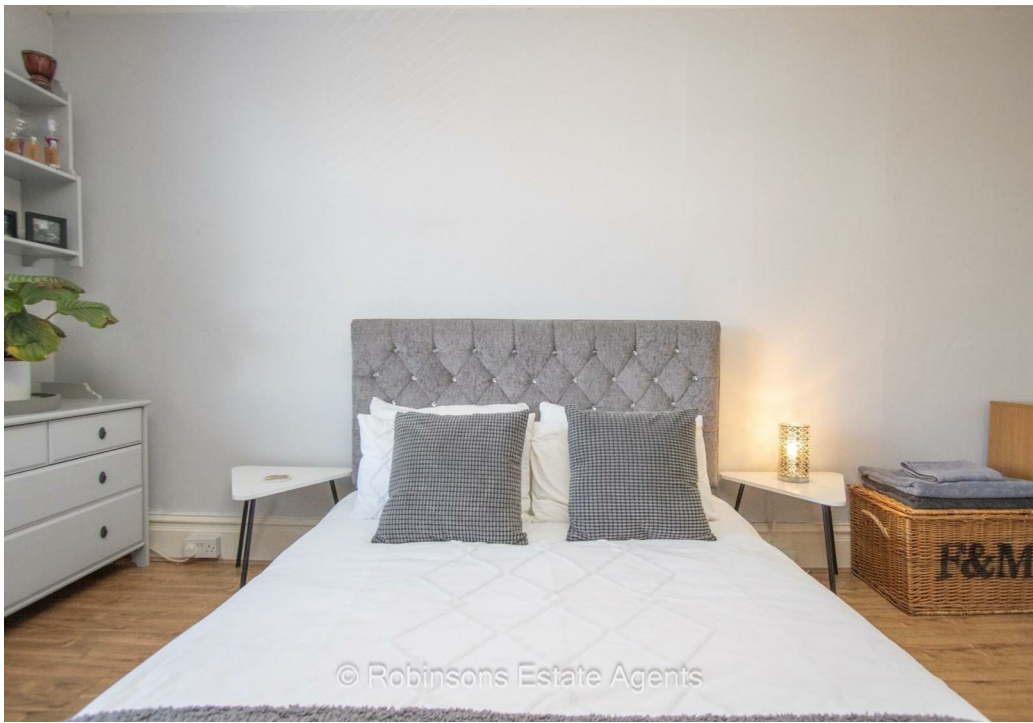
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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





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