



Park Drive, Langley Park, DH7 9TD
3 Bed - House - Semi-Detached
£145,000

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A beautifully upgraded three-bedroom semi-detached home, finished to a high standard and presented in excellent condition throughout. Enjoying a fantastic rear patio and a generous enclosed garden with gated access leading to off-road parking, this superb property is certain to attract strong interest from a broad range of buyers.

Accommodation briefly comprises: an entrance hallway with stairs to the first floor, a spacious living room, and a kitchen/diner with access to the rear patio and garden. Upstairs, there are three well-proportioned bedrooms and a main family bathroom.

Langley Park is a village that lies just off the A(691) Durham to Consett Highway which also leads to the A(167) Highway, providing good road links to both North and South. Located approximately 5 miles northwest of the city of Durham. Langley Park is a residential area with a mix of traditional and modern housing, catering to a variety of families and individuals. The village has a rich history and benefits from a peaceful and picturesque environment, surrounded by natural beauty and green landscapes characteristic of the Durham countryside. Langley Park offers a range of local amenities, such as shops, pubs, and schools. However, for more extensive shopping and entertainment options, residents often travel to Durham city centre.

GROUND FLOOR

Hallway

Lounge

12'6 x 12'2 (3.81m x 3.71m)

Kitchen Diner

20'8 x 10'2 (6.30m x 3.10m)

FIRST FLOOR

Bedroom

12'2 x 11'10 (3.71m x 3.61m)

Bedroom

11'10 x 10'2 (3.61m x 3.10m)

Bedroom

8'10 x 8'6 (2.69m x 2.59m)

Bathroom

8'2 x 5'3 (2.49m x 1.60m)

Separate WC

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Tenure: Freehold

Estate Management Charge – No

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 – No

Probate – N/A

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.

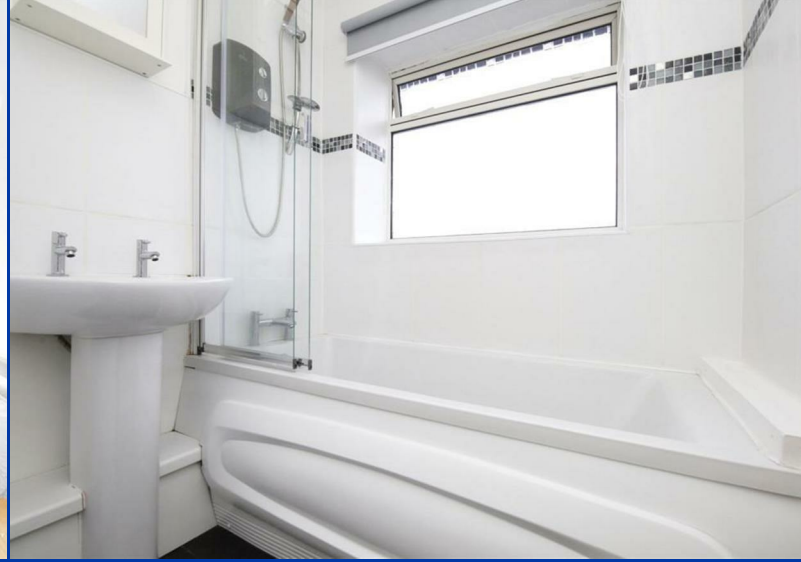
Planning Permission – Nothing in the local area to affect this property that we are aware of.

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.



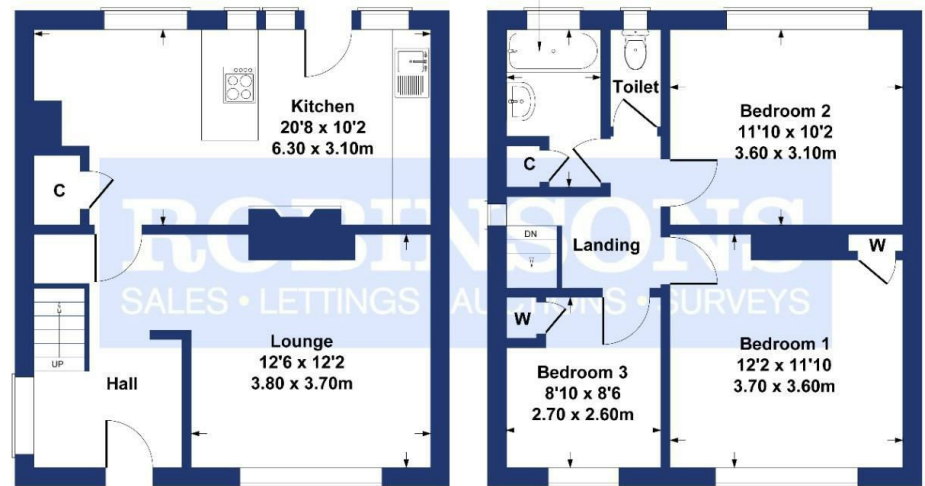
OUR SERVICES

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Park Drive

Approximate Gross Internal Area
947 sq ft - 88 sq m

Bathroom
8'2 x 5'3
2.50 x 1.60m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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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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