



High Street North, Langley Moor, DH7 8JH  
5 Bed - House - Terraced  
O.I.R.O £160,000

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## High Street North Langley Moor, DH7 8JH

NO CHAIN \*\* INCREDIBLY SPACIOUS \*\* FIVE BEDROOMS AND TWO RECEPTION ROOMS \*\* GREATLY EXTENDED AND LOFT CONVERSION \*\* OFF-STREET PARKING \*\* OUTSKIRTS OF DURHAM CITY \*\* HIGH CEILINGS \*\* MUST BE VIEWED \*\*

Offered to the market is this exceptionally spacious and extensively extended five-bedroom, two-reception-room home.

The accommodation includes: an entrance lobby, an impressive hallway, a generous and welcoming lounge, a separate dining room that flows into a spacious kitchen, plus a rear lobby and utility area.

The first floor features three bedrooms—two large doubles and a well-proportioned single—along with a modern white-suite bathroom complete with a separate shower cubicle.

The second floor provides two additional, well-sized bedrooms.

Externally, the property benefits from a small courtyard-style garden to the front, while the rear offers a yard with off-street parking.

High Street North is located in the sought-after area of Langley Moor, on the outskirts of Durham City, and falls within the catchment of several well-regarded schools. The area benefits from excellent transport links, offering easy commuting to major centres across the region. The property is also within walking distance of various local amenities, with a wider selection available in nearby Durham City.

















## GROUND FLOOR

### Entrance Lobby

### Hallway

### Lounge

17'0" x 13'9" (5.2 x 4.2)

### Dining Area

14'9" x 11'9" (4.5 x 3.6)

### Kitchen

13'1" x 12'1" (4 x 3.7)

### Rear Lobby

### Utility

## FIRST FLOOR

### Landing

### Bedroom

14'9" x 12'1" (4.5 x 3.7)

### Bedroom

15'1" x 12'1" (4.6 x 3.7)

### Bedroom

11'1" x 6'10" (3.4 x 2.1)

### Bathroom

13'1" x 6'10" (4 x 2.1)

## SECOND FLOOR

### Landing

### Bedroom

17'8" x 12'9" max (5.4 x 3.9 max)

### Bedroom

17'8" x 9'10" max (5.4 x 3 max)

## AGENT NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good

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

Energy Rating: C

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.



### 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(39-60) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

70 76

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.

