

High Street South, Langley Moor, DH7 8EX
3 Bed - House - Terraced
O.I.R.O £109,950

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**No Chain ** Well Presented & Recently Decorated ** Rear Courtyard With Parking Potential ** Spacious Layout ** Popular Location ** Early Viewing Advised **

Situated in the ever-popular village of Langley Moor, approximately two miles from Durham City Centre, this well-presented and spacious three-bedroom terraced home offers an excellent opportunity for first-time buyers, growing families and investors alike.

Recently redecorated throughout, the property is ready to move into and benefits from double glazing and gas central heating. Having previously been a rental property, it also benefits from current gas and electrical safety certificates, providing added reassurance for prospective purchasers.

The accommodation briefly comprises an inviting lounge, separate dining room, fitted kitchen, three well-proportioned bedrooms and a family bathroom/WC, offering generous and versatile living space. Externally, there is a large enclosed rear courtyard with garage-style access, providing the potential for secure off-street parking if required.

Langley Moor is a highly sought-after residential location offering a wide range of local amenities including shops, schools, supermarkets and healthcare facilities, together with regular bus services into Durham City. The property also enjoys excellent transport links via the A690, A167 and A1(M), making it ideal for commuters travelling throughout the North East. Combining spacious accommodation, a convenient location and excellent value for money, this attractive home is expected to generate strong interest, and early viewing is highly recommended.







Lounge
11'5" x 15'6" (3.48 x 4.73)

Dining Room
9'0" x 13'6" (2.75 x 4.13)

Kitchen
10'11" x 5'3" (3.33 x 1.62)

Bedroom 1
13'7" x 9'0" (4.15 x 2.75)

Bedroom 2
9'4" x 12'0" (2.86 x 3.67)

Bedroom 3
6'0" x 9'7" (1.84 x 2.94)

Bathroom
5'8" x 5'9" (1.73 x 1.76)

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 – None
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



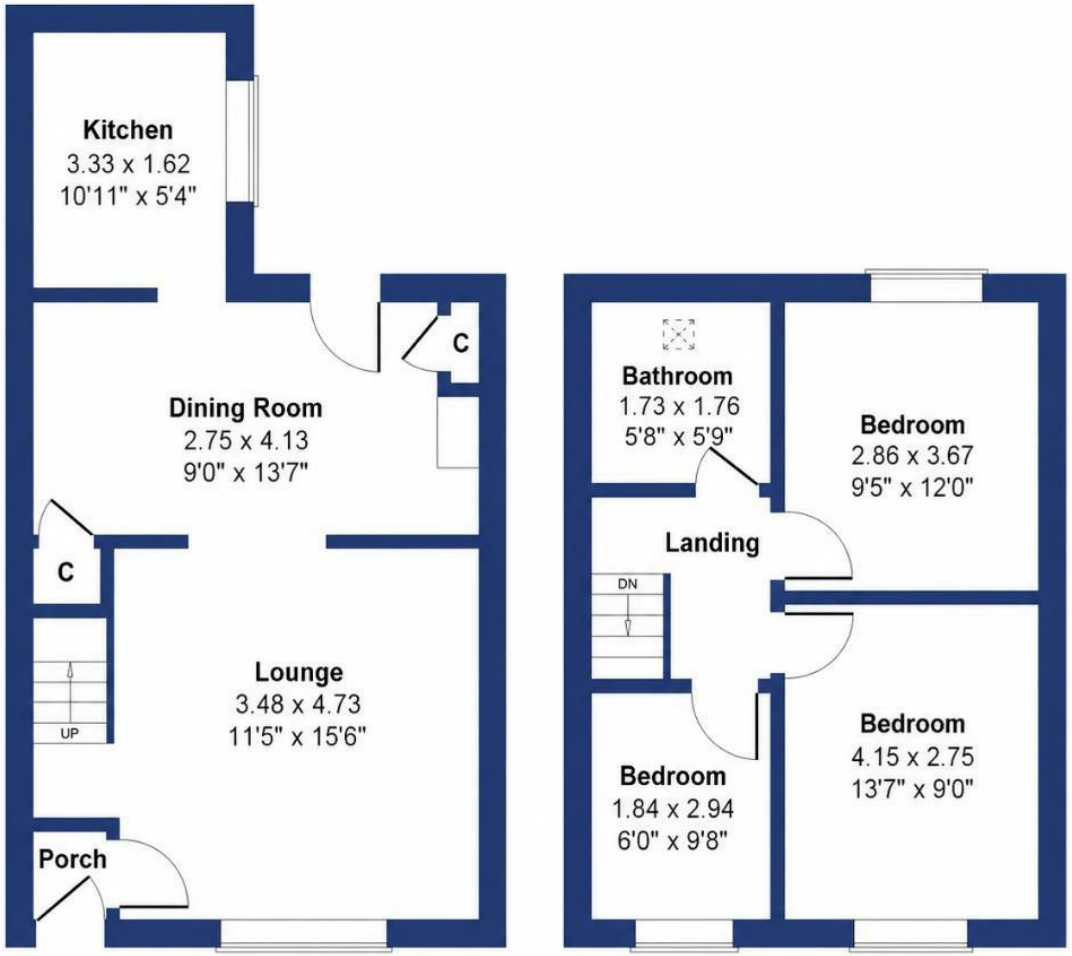






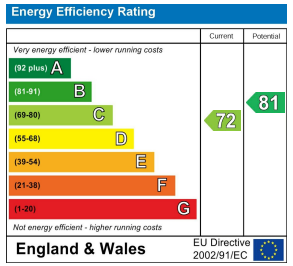


High Street South



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only.



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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