



Park View, Langley Moor, DH7 8JU
3 Bed - House - End Terrace
O.I.R.O £135,000

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Park View Langley Moor, DH7 8JU

No Chain ** Popular Location ** Outskirts of Durham City ** Access to Good Schooling & University Buildings ** Good Local Shops & Road Links ** Early Viewing Advised **

Situated on the ever-popular Park View in Langley Moor, this spacious three-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, growing families and investors alike. Enjoying pleasant views to the front, the property is ideally positioned within easy reach of Durham City Centre, a wide range of local shops, schools and everyday amenities, whilst also benefiting from excellent transport links via the A690, A1(M) and surrounding road networks.

The property has been well maintained and is enhanced by UPVC double glazing, combi gas central heating, boarded loft with carpet, power and window and the additional benefit of a recently replaced roof, providing peace of mind for prospective purchasers.

The well-proportioned accommodation briefly comprises an entrance porch leading into a spacious living room, creating a comfortable and welcoming space for relaxation and entertaining. To the rear of the property is a modern fitted kitchen offering a good range of wall and base units, together with a rear lobby providing access to the outside space. Completing the ground floor is a family bathroom fitted with a white suite and over-bath shower.

To the first floor, there are three well-proportioned bedrooms, offering flexible accommodation suitable for families, home working or guest rooms.

Externally, the property benefits from a forecourt garden to the front, an enclosed rear yard providing a private outdoor space, and potential communal parking to the side.

With its generous accommodation, attractive outlook, modern features and convenient location close to Durham City, this property represents an excellent opportunity for a variety of purchasers and early viewing is highly recommended.









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 – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.

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 known

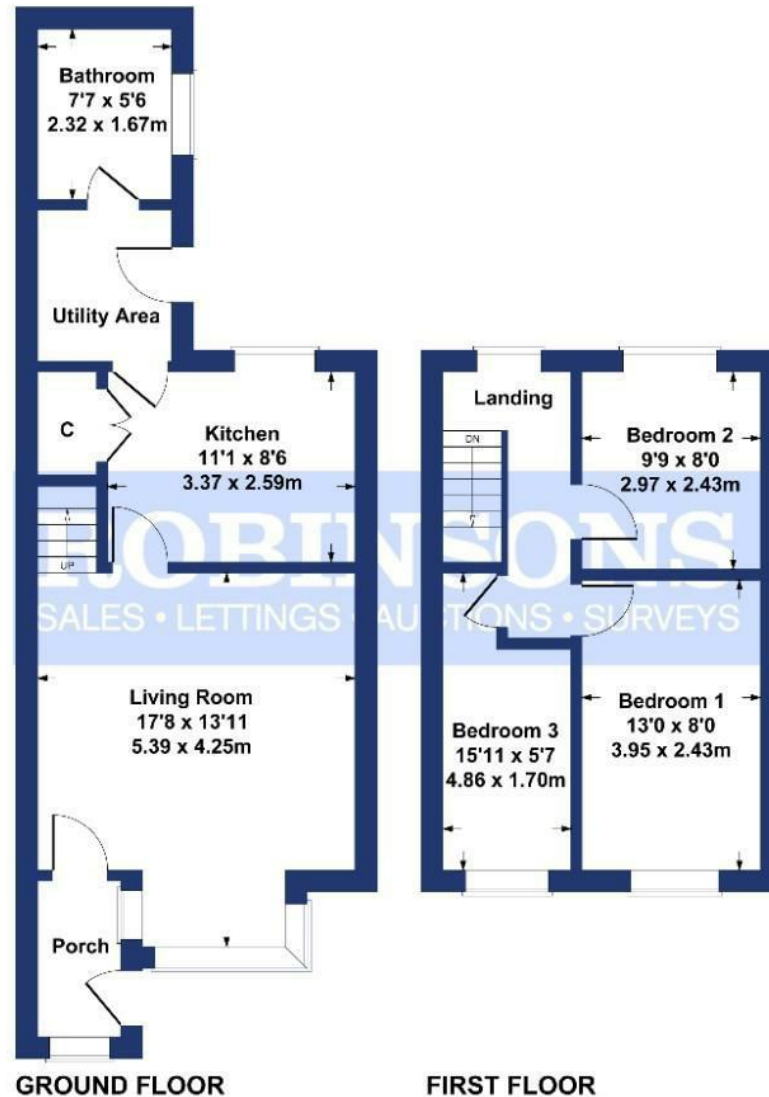
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Park View

Approximate Gross Internal Area
775 sq ft - 72 sq m



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		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(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 services.



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