



Finings Street, Langley Park, DH7 9UE
3 Bed - House - Mid Terrace
O.I.R.O £104,950

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Finings Street Langley Park, DH7 9UE

Fabulous First Buy or Family Home ** Spacious, Extended & Well Presented ** Boarded Loft Space ** Rear Garden With Sunny Aspect ** Modern Bathroom & Kitchen ** Popular Village Location ** Outskirts of Durham ** Access to Walking & Cycle Routes ** Good Road Links & Village Amenities ** Upvc Double Glazing & GCH ** Must Be Viewed **

The floor plan includes an entrance hall leading to a galley-style fitted kitchen, which provides access to a utility area and a convenient WC. The lounge and dining rooms offer generous space for family gatherings or entertaining and flow seamlessly out to the rear garden.

Upstairs, there are three well-proportioned bedrooms and a spacious bathroom with WC, featuring a separate shower cubicle. The loft is accessed via pull-down ladders and is fully boarded, complete with Velux windows for natural light.

Outside, the rear courtyard garden offers a private outdoor retreat, while the front boasts a charming garden with a patio area, a large garden shed, and the advantage of a southerly aspect.

Langley Park is a picturesque village that offers a peaceful rural setting combined with excellent access to nearby towns and cities. The village has a strong sense of community and a good selection of everyday amenities, including local shops, cafés, pubs, and a well-regarded primary school. It also caters well to families and outdoor enthusiasts, with attractions like a local adventure park, the scenic Lanchester Valley walk and cycle path, and riverside green spaces ideal for walks, picnics, and wildlife spotting. Transport links are convenient, with regular bus services and quick access to major roads, making commuting straightforward. Langley Park blends countryside charm with practical convenience, appealing to a wide range of buyers looking for a village lifestyle without isolation.









GROUND FLOOR

Entrance

Lounge

14'07 x 13'07 (4.45m x 4.14m)

Dining Room

11'02 x 10'06 (3.40m x 3.20m)

Utility Area

7'11 x 5'09 (2.41m x 1.75m)

WC

Kitchen

16'07 x 6'10 (5.05m x 2.08m)

FIRST FLOOR

Bedroom

17'02 x 6'10 (5.23m x 2.08m)

Bedroom

14'05 x 7'09 (4.39m x 2.36m)

Bedroom

11'02 x 5'05 (3.40m x 1.65m)

Bathroom/WC

10'09 x 7'04 (3.28m x 2.24m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 1 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

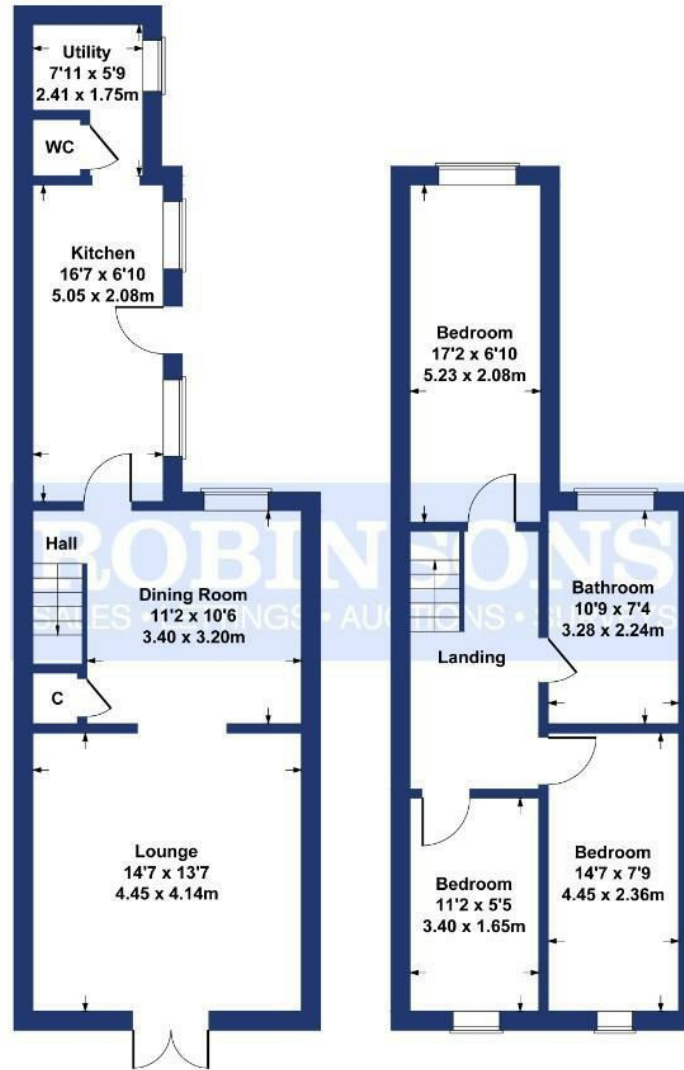
Energy Rating: TBC



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.

Finings Street, Langley Park

Approximate Gross Internal Area
1021 sq ft - 95 sq m



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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) 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	

70 78

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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