



Thomas Street, Langley Park, DH7 9SB  
2 Bed - House - End Terrace  
£105,000

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# Thomas Street Langley Park, DH7 9SB

\* EXTENDED \* LARGE CORNER PLOT \* OFF-STREET PARKING \* GOOD SIZED BEDROOMS \* POPULAR VILLAGE LOCATION \*

This extended home occupies a generous corner plot within the traditionally popular village of Langley Park and offers well proportioned accommodation with good sized bedrooms throughout.

Representing a practical opportunity for a range of buyers, the property benefits from gardens, off-street parking and useful outbuilding.

The layout comprises a large inviting lounge, inner lobby with stairs to the first floor, kitchen, rear lobby and bathroom. To the first floor there are two double bedrooms, both benefiting from built-in storage.

Externally the property enjoys the advantage of its corner plot position, with gardens to the front and side providing an attractive setting. To the rear there is a yard with off-street car parking and a useful outhouse offering additional storage.

Langley Park is a well served village offering local shops, a primary school, takeaways, a pub and community facilities. The neighbouring village of Esh Winning is also close by and provides additional amenities. The city of Durham is just a short drive away via the A691 and offers a comprehensive range of shopping, dining and leisure options along with Durham railway station, providing regular services to Newcastle, Sunderland and beyond. The A1(M) is also within easy reach, making commuting to the wider region straightforward. For those who enjoy the outdoors, the Deerness Valley Walk and Lanchester Valley Walk are both accessible nearby, offering attractive routes through pleasant countryside. Langley Park remains a popular choice for buyers seeking affordable village living with good access to Durham and the surrounding area.









## GROUND FLOOR

### Lounge

14'9" x 12'9" (4.5 x 3.9)

### Inner Hall

### Kitchen

12'9" x 7'6" (3.9 x 2.3)

### Rear Lobby

### Bathroom

7'10" x 5'6" (2.4 x 1.7)

## FIRST FLOOR

### Landing

### Bedroom

13'1" x 12'9" (4 x 3.9)

### Bedroom

10'9" x 9'10" (3.3 x 3)

## AGENT'S NOTES

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

Tenure: Freehold

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 – We are 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 – NA

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 – extended

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.

## Premium Conveyancing

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

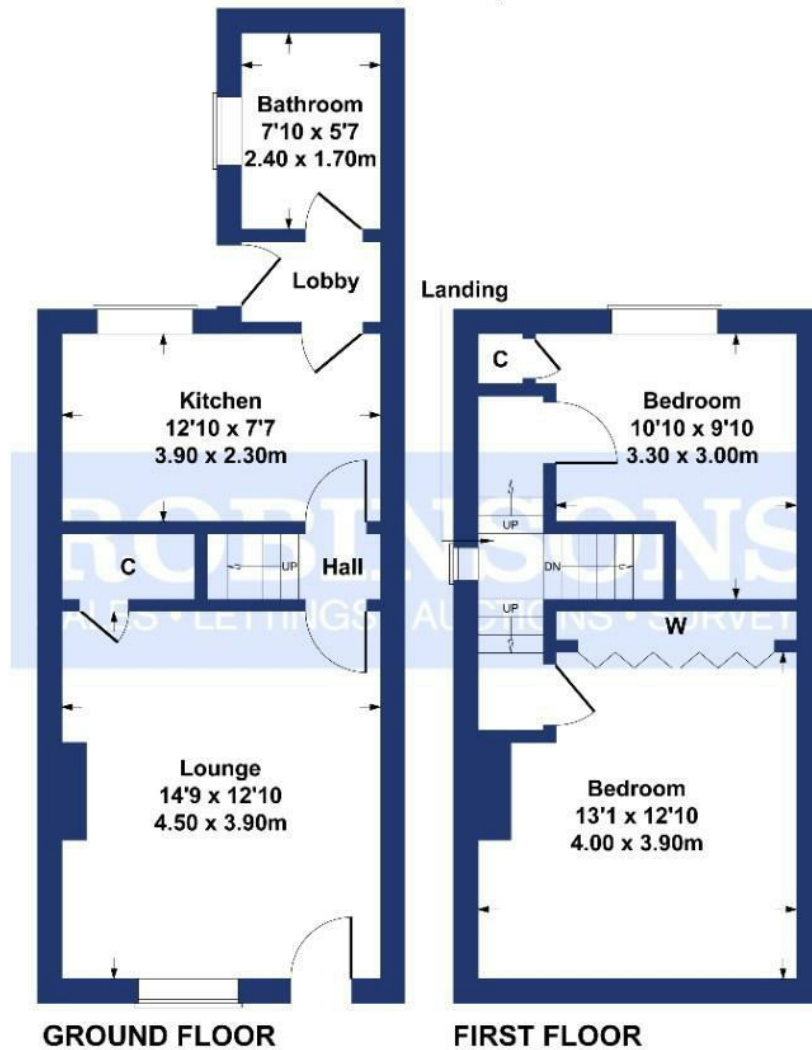
Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

# Thomas Street

Approximate Gross Internal Area  
732 sq ft - 68 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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