Hilltop Walk, Langley Park, DH7 9WQ
3 Bed - House - Mid Terrace
O.I.R.O £130,000

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Hilltop Walk
Langley Park, DH7 9WQ

Stylish Modern Home ** Sunny South-Facing Garden ** Ideal First-Time Buy or Family Home ** Parking Space & Visitor Bays **

Beautifully presented and ready to move straight into, this attractive modern home offers stylish, well-planned accommodation in a popular village setting, making it an ideal choice for first-time buyers, young families, or those looking to downsize.

The thoughtfully designed layout briefly comprises an inviting entrance hallway, convenient cloakroom/WC, contemporary fitted kitchen, and a spacious lounge/dining room with French doors opening onto the rear patio and garden—perfect for relaxing or entertaining.

To the first floor, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom/WC.

Externally, the property enjoys an elevated position with an open front garden and allocated parking space, while to the rear is a generously sized enclosed garden with a sunny southerly aspect, arranged over tiered sections to create a pleasant outdoor retreat.

Situated in the ever-popular semi-rural village of Langley Park, the property benefits from a range of local amenities including shops, eateries, pubs, and a primary school, while excellent transport links provide straightforward access across the region. Surrounded by attractive countryside yet remaining well connected, this location offers the perfect balance of village charm and everyday convenience.

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Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold
Estate Management Charge – Yes - £124pa

Property Construction – Standard assumed
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

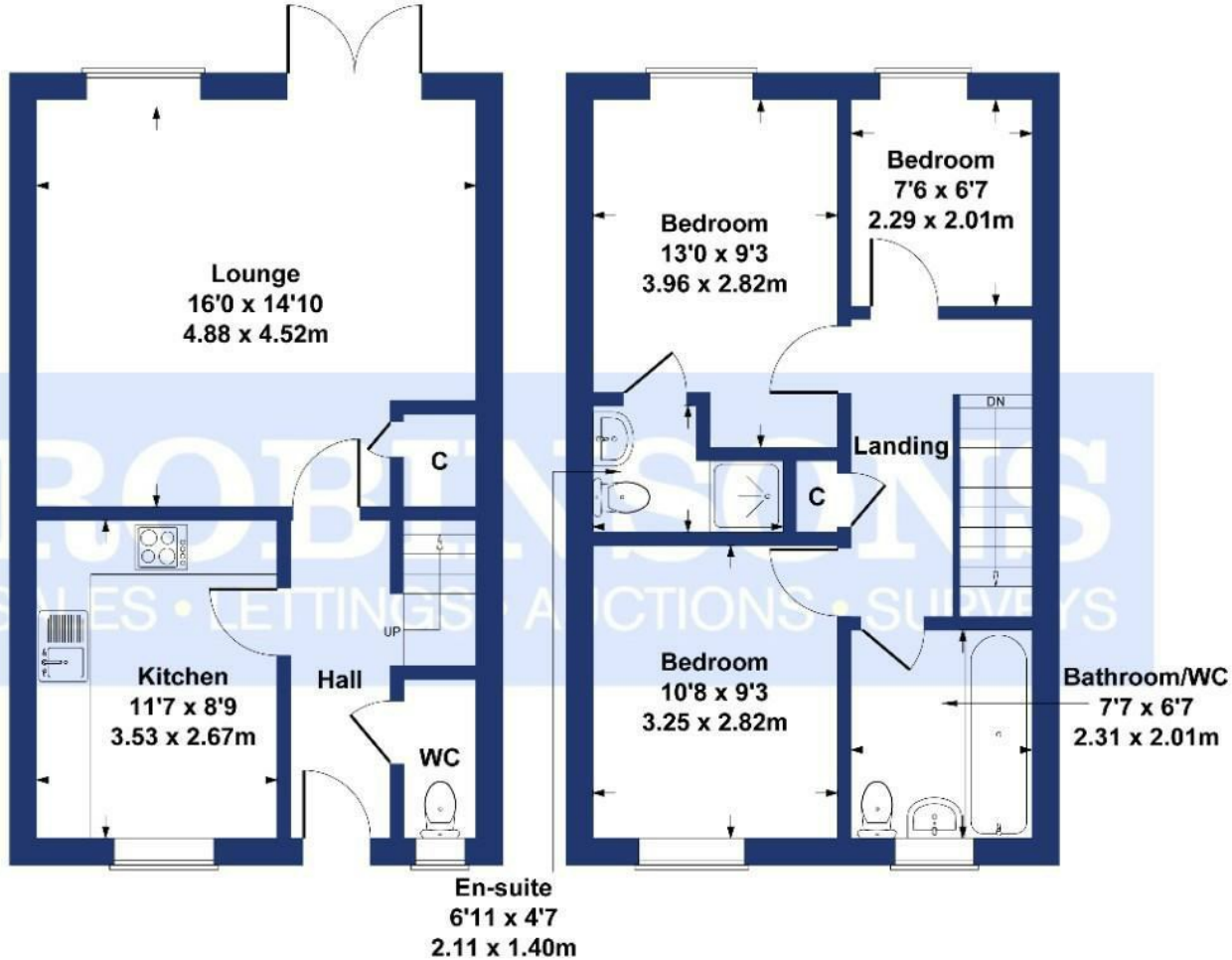
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
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 – 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.

Hilltop Walk

Approximate Gross Internal Area
861 sq ft - 80 sq m

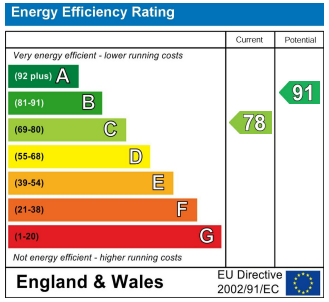


GROUND FLOOR **FIRST FLOOR**

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. 2026



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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