



Angus Square, Langley Moor, DH7 8XX
3 Bed - House - Semi-Detached
O.I.R.O £184,995

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Angus Square

Langley Moor, DH7 8XX

Lovely Family or First Home ** Extended Floor Plan ** Freehold ** Pleasantly Situated ** Gardens & Ample Parking ** Very Popular & Convenient Location ** Catchment For Highly Regarded Schools ** Good Road Links ** Early Viewing Advised **

The spacious extended floor plan comprises: entrance hallway, open plan living dining room with doors to the family/garden room, which in-turn opens out to the rear garden and patio area. There is also a modern fitted kitchen with a range of units and door to the lobby and WC. The first floor has three good sized bedrooms and and modern fitted shower room/wc. Outside the property occupies a pleasant position with parking to the front for a number of cars via a block paved driveway which leads to the single garage. The rear garden is a good size, enclosed with patio area and the added benefit of a sunny aspect.

Angus Square is well situated on this high sought after development, which lies within Langley Moor where there are a range of local shops and recreational facilities available. A more comprehensive range of shopping, recreational facilities and good schooling are available within Durham City, which lies approximately 3 miles distant. Langley Moor is well placed for commuting purposes as it lies adjacent to the A(690) Highway, providing good road links to other regional centres.

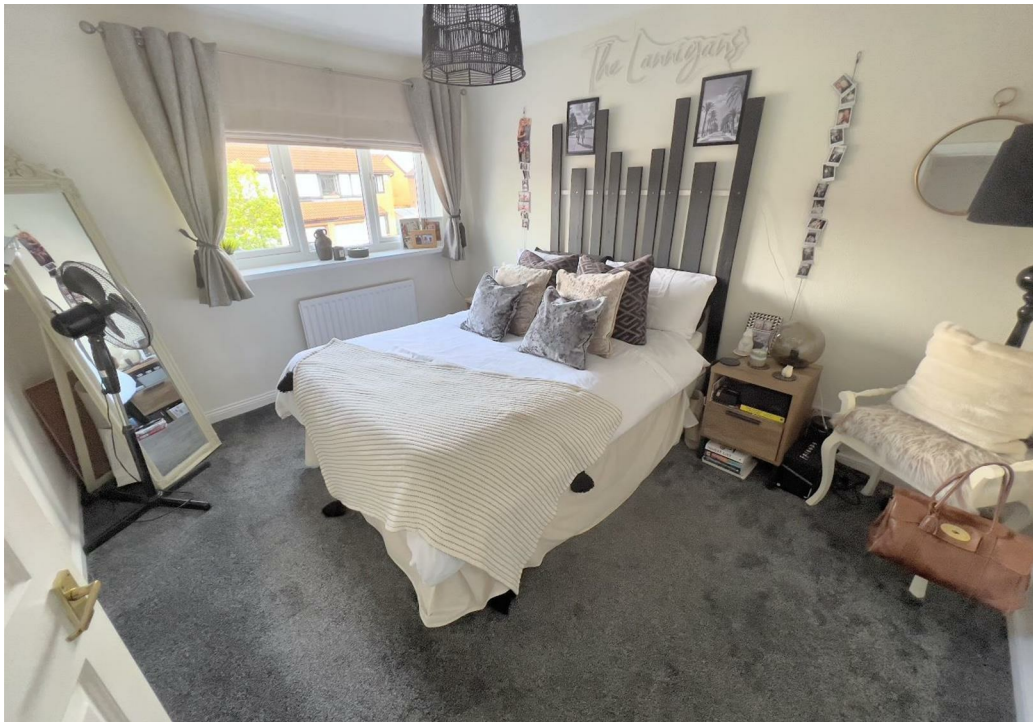
EPC rating C

Council tax band C - approx. £2059pa











GROUND FLOOR

Entrance Porch

Lounge Dining Room

22'6 x 11'0 (6.86m x 3.35m)

Family Room

10'08 x 9'02 (3.25m x 2.79m)

Kitchen

10'0 x 9'3 (3.05m x 2.82m)

Rear Lobby

WC

FIRST FLOOR

Bedroom

12'3 x 9'10 (3.73m x 3.00m)

Bedroom

10'0 x 9'9 (3.05m x 2.97m)

Bedroom

9'9 x 9'0 (2.97m x 2.74m)

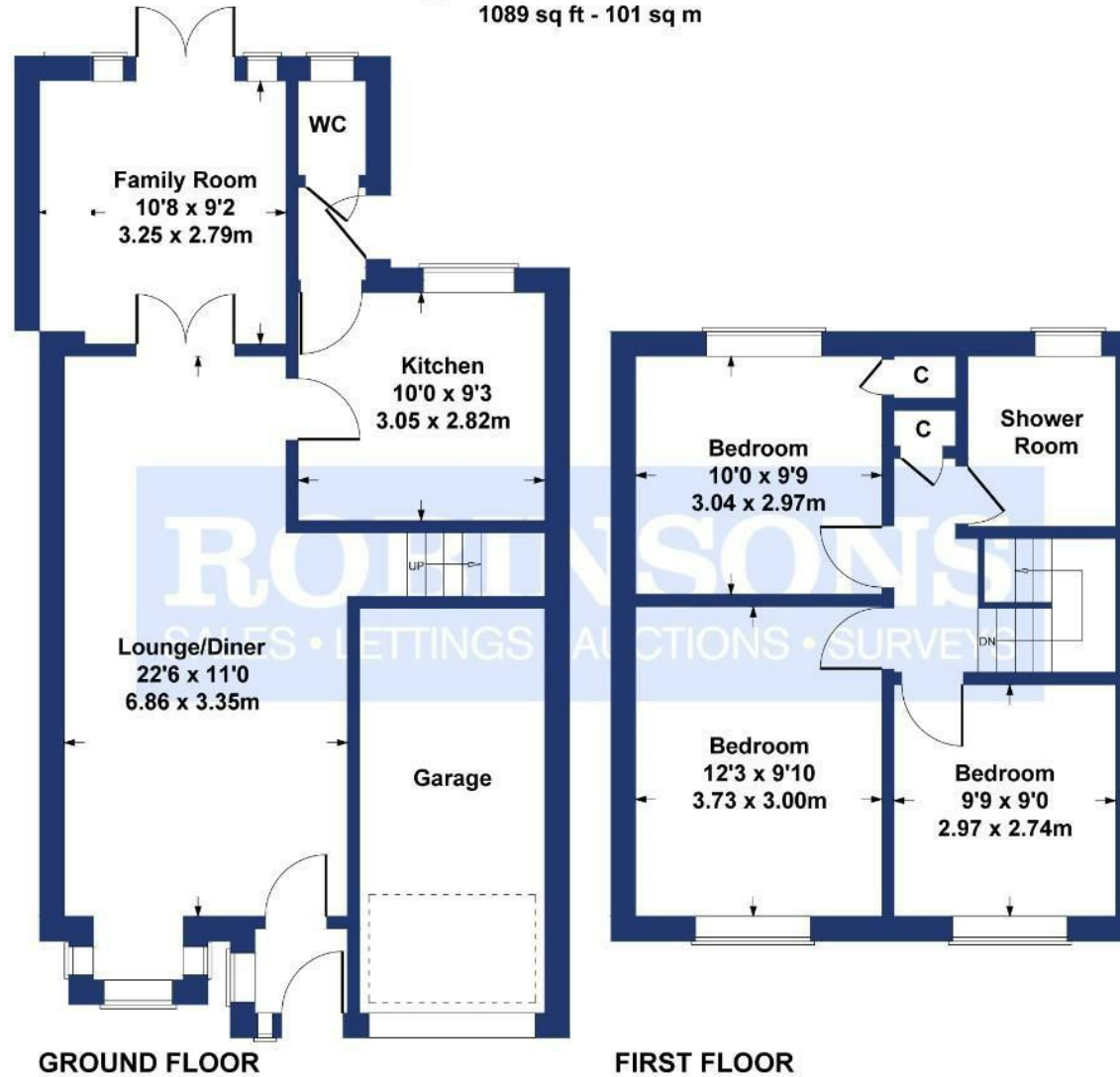
Shower Room/WC

7'3 x 6'0 (2.21m x 1.83m)



Angus Square

Approximate Gross Internal Area
1089 sq ft - 101 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(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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