



Langley Road, Newton Hall, DH1 5LR
4 Bed - House - Semi-Detached
O.I.R.O £280,000

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Langley Road

Newton Hall, DH1 5LR

CURRENTLY TENANTED AT £1750PCM ** EXTENDED ** PRIVATE, SOUTH FACING GARDEN ** CUL-DE-SAC POSITION ** VERY POPULAR LOCATION **

Offered to the market is this well presented, ideally located, and extended, four bedroom, two bathroom family home. Located in a quiet cul de sac in Newton Hall, which has traditionally proven to be an incredibly popular development, the property is offered to a high standard throughout, and early viewing is highly recommended.

The internal floorplan comprises of: entrance hallway, dining room / second reception, lounge, fitted kitchen, and useful utility room. On the first floor there are four bedrooms (all with storage), a bathroom/WC, and shower room/WC.

Externally there is a sizeable front garden, driveway, and garage. To the rear is a highly impressive, private garden which is south facing.

Langley Road occupies a prominent position within this extremely popular residential development where there are a range of local shops and facilities such as schools, doctors surgery, public library etc available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 3 miles distant. Newton Hall is well placed for commuting purposes as it lies in close proximity to the A(167) Highway which provides good road links to other regional centres.

** NOTE - PROPERTY IMAGES ARE FROM PRIOR TO THE START OF THE TENANCY **









GROUND FLOOR

Hallway

Lounge

16'8" x 10'2" (5.1 x 3.1)

Dining Room / Second Reception

15'5" x 10'2" (4.7 x 3.1)

Kitchen

16'4" x 10'9" (5 x 3.3)

Utility

10'9" x 6'6" max (3.3 x 2 max)

Garage

16'4" x 6'10" (5 x 2.1)

FIRST FLOOR

Landing

Bedroom

11'9" x 10'2" max (3.6 x 3.1 max)

Bedroom

10'2" x 6'10" (3.1 x 2.1)

Bedroom

10'2" x 8'10" (3.1 x 2.7)

Bedroom

7'10" x 7'2" (2.4 x 2.2)

Bathroom

7'6" x 5'6" (2.3 x 1.7)

Shower Room

6'10" x 5'2" (2.1 x 1.6)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2059 p.a

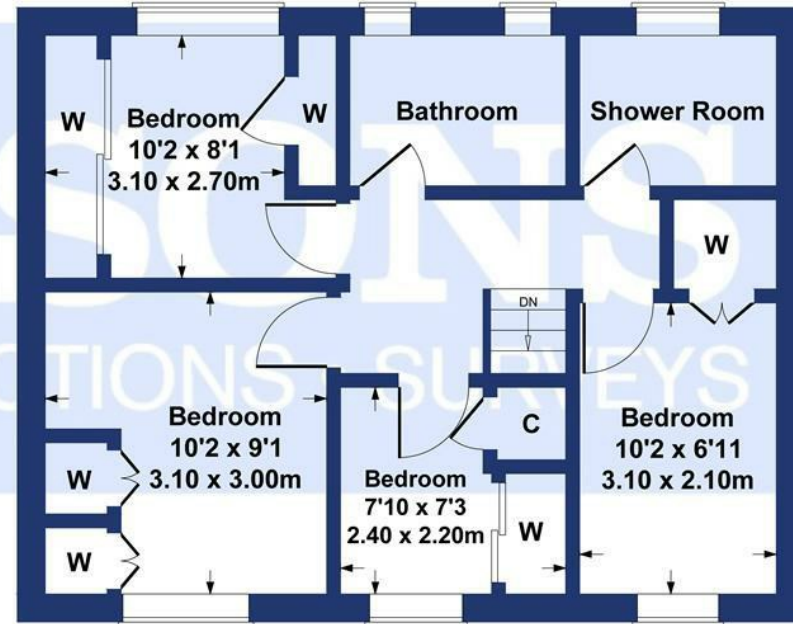
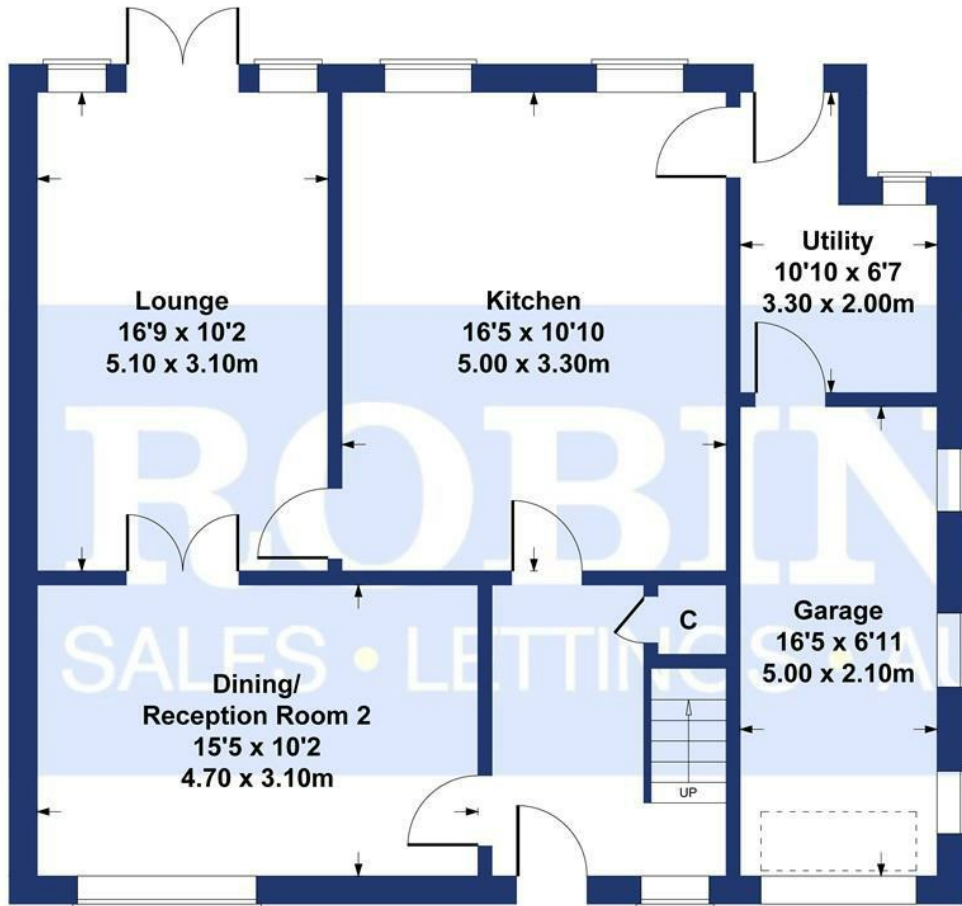
Energy Rating: D

Disclaimer: The preceding details have been sourced from the landlord 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.

Langley Road

Approximate Gross Internal Area
1345 sq ft - 125 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		81
(81-81)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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

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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