



Eastern Avenue, Langley Park, DH7 9XS
2 Bed - House - Semi-Detached
O.I.R.O £115,000

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Eastern Avenue

Langley Park, DH7 9XS

Stunning Property ** Upgraded & Remodelled ** Ideal Starter or Young Family Home ** Gated Driveway With Parking ** Enclosed Rear Garden
** Modern Fixture & Fittings ** Double Glazing & GCH ** Early Viewing Advised **

The floor plan briefly comprises: an entrance hallway and a modern fitted kitchen with a range of integral appliances, which opens into the spacious lounge and dining area. This welcoming space is ideal for relaxing or entertaining, featuring a wood-burning stove and French doors opening out to the rear garden.

To the first floor, there are two well-proportioned double bedrooms along with a bathroom fitted with an attractive white suite and an over-bath shower.

Externally, the property is accessed via a double set of wrought iron gates leading onto a private driveway providing off-street parking. To the rear, the enclosed garden offers both lawn and patio areas.

Langley Park is a village that lies just off the A(691) Durham to Consett Highway which also leads to the A(167) Highway , providing good road links to both North and South. Located approximately 5 miles northwest of the city of Durham. Langley Park is a residential area with a mix of traditional and modern housing, catering to a variety of families and individuals. The village has a rich history and benefits from a peaceful and picturesque environment, surrounded by natural beauty and green landscapes characteristic of the Durham countryside. Langley Park offers a range of local amenities, such as shops, pubs, and schools. However, for more extensive shopping and entertainment options, residents often travel to Durham city centre.









GROUND FLOOR

Hallway

Kitchen

11'6 x 7'0 (3.51m x 2.13m)

Lounge Dining Room

20'0 x 11'0 (6.10m x 3.35m)

FIRST FLOOR

Bedroom

14'0 x 9'10 (4.27m x 3.00m)

Bedroom

10'10 x 10'0 (3.30m x 3.05m)

Bathroom/WC

6'6 x 6'3 (1.98m x 1.91m)

Agents Notes

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

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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 – No

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. Check with seller.

Accessibility/Adaptations – Kitchen opened up with lounge.

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.

Eastern Avenue

Approximate Gross Internal Area
671 sq ft - 62 sq m



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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. 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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