



Front Street, Langley Park, DH7 9SD  
3 Bed - House - Mid Terrace  
£180,000

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## Front Street Langley Park, DH7 9SD

\* EXTENDED \* BEAUTIFULLY PRESENTED \* DECEPTIVELY SPACIOUS \* EXCELLENT CONDITION THROUGHOUT \* GORGEOUS KITCHEN AND BATHROOM \* BI-FOLD DOORS \* UTILITY ROOM AND DOWNSTAIRS WC \*

This extended and beautifully presented home offers deceptively spacious accommodation finished to an excellent standard throughout. The property features a superb modern kitchen and bathroom, generous room sizes and a fantastic open dining and sitting area with bi-fold doors, creating a versatile living space ideal for modern family life.

The floorplan comprises an entrance hallway, large comfortable lounge, attractive kitchen with centre island leading into a dining area or sitting room with breakfasting bar and bi-fold doors to the rear, along with a useful utility room and downstairs WC. To the first floor there are three bedrooms and a bathroom fitted with a modern suite including a separate shower cubicle.

Externally, the property benefits from an enclosed rear yard providing low maintenance outdoor space.

Langley Park is a popular village located just a few miles from Durham City and offers a good range of everyday amenities including shops, cafés, pubs and primary schooling. The area benefits from regular bus services and convenient access to the A690 and surrounding road networks, making commuting to Durham, Newcastle and surrounding areas straightforward. The village is also surrounded by attractive countryside and walking routes, providing a pleasant balance of village living with easy access to the city.













## GROUND FLOOR

### Hallway

### Lounge

18'0" x 12'9" (5.5 x 3.9)

### Kitchen

15'1" x 11'9" (4.6 x 3.6)

### Utility

6'2" x 4'3" (1.9 x 1.3)

### Downstairs WC

6'2" x 4'3" (1.9 x 1.3)

### Dining / Sitting Room

11'5" x 10'2" (3.5 x 3.1)

## FIRST FLOOR

### Landing

### Bedroom

14'1" x 9'2" (4.3 x 2.8)

### Bedroom

16'8" x 9'2" (5.1 x 2.8)

### Bedroom

9'2" x 6'2" (2.8 x 1.9)

### Bathroom

10'5" x 5'6" (3.2 x 1.7)

## AGENT'S NOTES

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

Tenure: Freehold

Estate Management Charge – No

Property Construction – Assumed 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 – 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

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.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

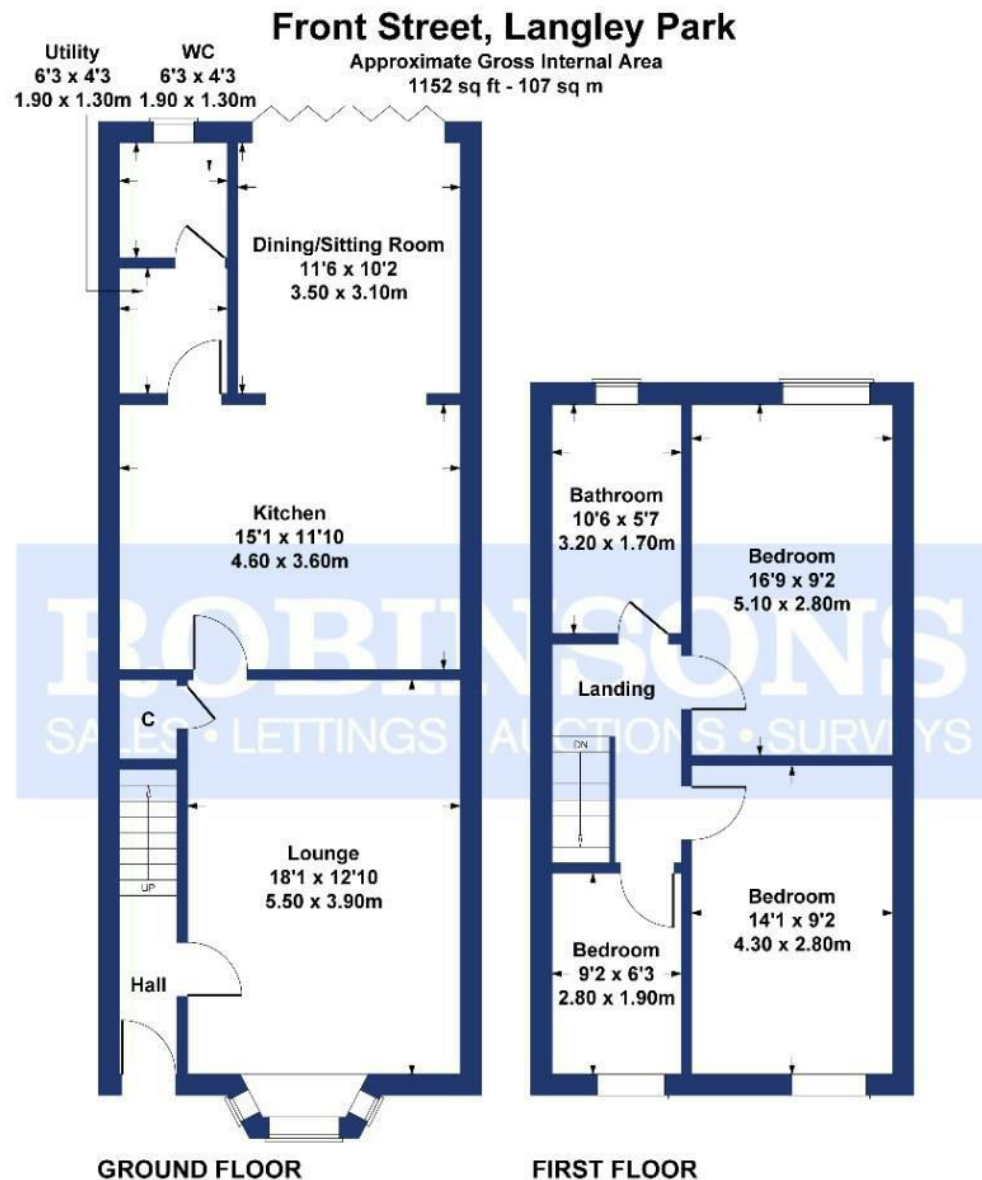
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 selling 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.

The company we are acting for in the sale of this property advises the cost for these checks via themselves will be £49.00 +VAT and so should an offer be accepted, this charge will payable and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued.







#### 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               |
| Very energy efficient - lower running costs |         |                         |
| (82 plus) <b>A</b>                          |         | 86                      |
| (61-81) <b>B</b>                            |         |                         |
| (39-60) <b>C</b>                            | 75      |                         |
| (22-38) <b>D</b>                            |         |                         |
| (9-21) <b>E</b>                             |         |                         |
| (1-8) <b>F</b>                              |         |                         |
| (0) <b>G</b>                                |         |                         |
| 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.

