

Eppleton Close, Langley Park, DH7 9UX
2 Bed - Bungalow - Detached
O.I.R.O £129,950

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No Upper Chain ** Popular Village Location ** Rarely Available ** Detached Bungalow ** Some General Updating Required ** GCH Via Combi & Upvc Double Glazing ** Rear Enclosed Garden ** Garage & Drive ** Early Viewing Advised **

The floor plan comprises: entrance porch, comfortable lounge dining room, fitted kitchen, inner hallway, two good sized bedrooms and bathroom/WC. Outside, the property has a good sized enclosed rear garden, side drive and detached garage.

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.







Kitchen
8'10 x 9'06 (2.69m x 2.90m)

Lounge Diner
15'07 x 19'08 (4.75m x 5.99m)

Porch
3'05 x 5'04 (1.04m x 1.63m)

Bedroom
13'09 x 8'06 (4.19m x 2.59m)

Bedroom
10'11 x 6'11 (3.33m x 2.11m)

Bathroom/WC
5'06 x 6'04 (1.68m x 1.93m)

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 1 Mbps, Superfast 68 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band B - Approx. £1,984p.a
Energy Rating: D

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





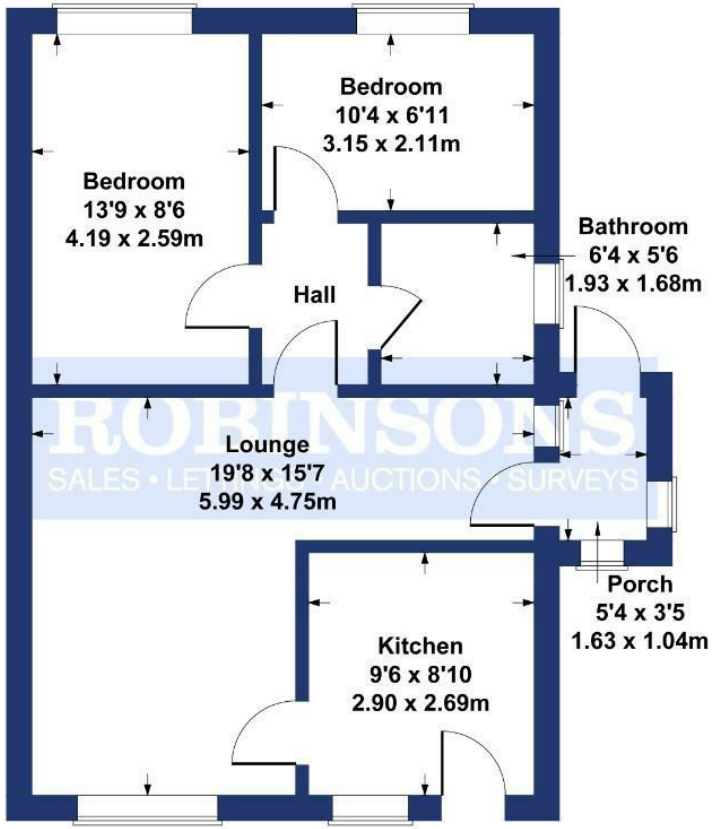






Eppleton Close

Approximate Gross Internal Area
611 sq ft - 57 sq m



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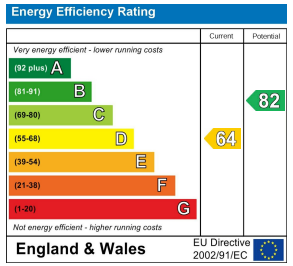

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. 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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