



Hilltop Walk, Langley Park, DH7 9WQ
3 Bed - House - End Terrace
O.I.R.O £165,000

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Hilltop Walk

Langley Park, DH7 9WQ

Stunning Family or First Home ** Extended & Remodelled Floor Plan ** Superb Open Plan Living Kitchen & Dining Space ** Bi-Fold Doors to Rear Garden ** Landscaped Gardens ** Sunny & Private Rear Aspect ** Elevated Position ** Parking Space ** Popular Village ** Outskirts of Durham ** Upvc Double Glazing & GCH ** Early Viewing Advised **

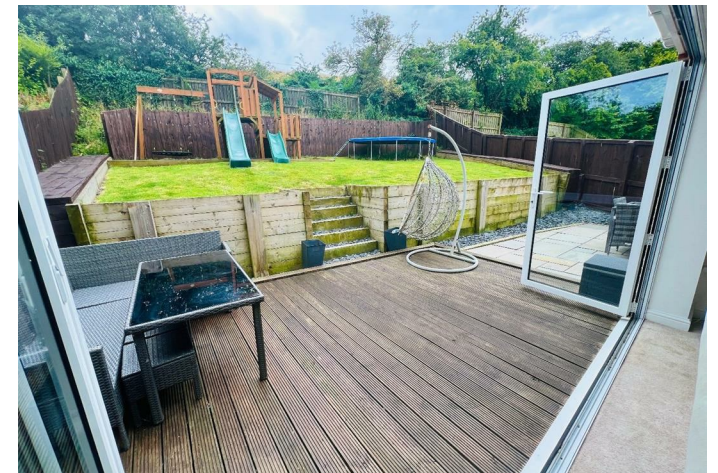
The floor plan comprises: entrance, open plan living kitchen and dining. The kitchen has a range of integrated appliances including microwave, oven, fridge freezer, dishwasher and hob, which is situated in the feature centre island also providing a dining area. The living area provides a fabulous relaxation area and has full width bi-fold doors opening to the rear garden and patio areas. A downstairs WC also provides added convenience. The first floor has three bedrooms, master en-suite and family bathroom/WC. Outside are front and rear gardens. The rear is tiered with a sunny private aspect.

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. The Village

In addition to the village itself, the surrounding area provides opportunities for outdoor activities, walks, and exploration. County Durham, in general, is known for its historical landmarks, including Durham Cathedral and Durham Castle, which are World Heritage Sites.

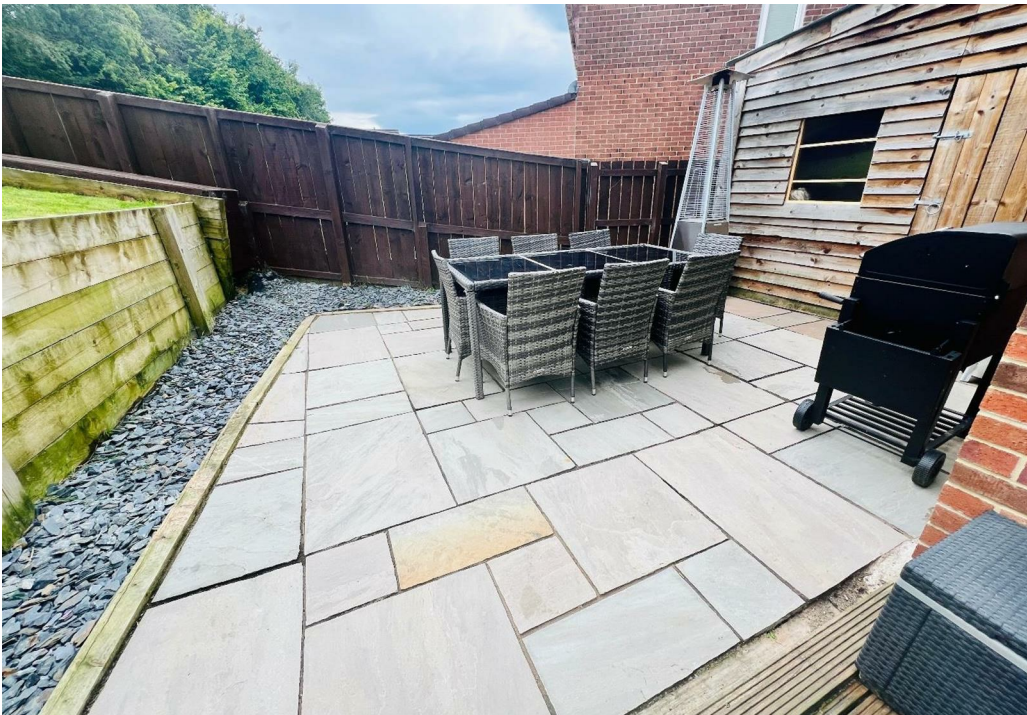












GROUND FLOOR

Entrance

WC

Open Plan Living Kitchen Dining

32'05 x 14'11 narrow to 12'06 (9.88m x 4.55m narrow to 3.81m)

FIRST FLOOR

Bedroom

13'0 x 9'3 (3.96m x 2.82m)

En-Suite

Bedroom

10'8 x 9'3 (3.25m x 2.82m)

Bedroom

7'6 x 6'7 (2.29m x 2.01m)

Bathroom/WC

7'7 x 6'7 (2.31m x 2.01m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 46 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: C

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.



Hilltop Walk

Approximate Gross Internal Area
913 sq ft - 85 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		88
(81-81)	B		
(69-80)	C	74	
(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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

