



Angus Square, Langley Moor, DH7 8XX
3 Bed - House - Semi-Detached
O.I.R.O £195,000

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Angus Square

Langley Moor, DH7 8XX

No Upper Chain ** Lovely Family or First Home ** Extended Floor Plan ** Freehold ** Pleasantly Situated ** Gardens & Ample Parking ** Very Popular & Convenient Location ** Catchment For Highly Regarded Schools ** Good Road Links ** Early Viewing Advised **

The spacious extended floor plan comprises: entrance hallway, open plan living dining room with doors to the family/garden room, which in-turn opens out to the rear garden and patio area. There is also a modern re-fitted kitchen with a range of integral appliances and door to the lobby and WC. The first floor has three good sized bedrooms and modern fitted shower room/WC. Outside the property occupies a pleasant position with parking to the front for a number of cars via a block paved driveway which leads to the single garage. The rear garden is a good size, enclosed with patio area and the added benefit of a sunny aspect.

Langley Moor, situated just outside Durham City, is a popular village well-served by a range of local amenities, including shops, cafes, and a popular supermarket, ensuring daily essentials are within easy reach. There are also educational facilities nearby, with schools catering to different age groups, as well as leisure options like parks and sports clubs.

Langley Moor enjoys strong transport connections, with regular bus services providing quick access to Durham City and beyond. Durham's train station is just a short drive away, offering direct rail links to key destinations such as Newcastle and London, ideal for commuters. The village is also conveniently located near the A690 and A1(M), allowing easy access to the wider region.

Additionally, the surrounding countryside offers scenic walking and cycling routes for those who enjoy outdoor activities. With its close-knit community feel and proximity to both Durham's city amenities and beautiful rural landscapes, Langley Moor is a desirable choice for a range of buyers.













GROUND FLOOR

Entrance Porch

Lounge Dining Room

22'6 x 11'0 (6.86m x 3.35m)

Family Room

10'08 x 9'02 (3.25m x 2.79m)

Kitchen

10'0 x 9'3 (3.05m x 2.82m)

Rear Lobby

WC

FIRST FLOOR

Bedroom

12'3 x 9'10 (3.73m x 3.00m)

Bedroom

10'0 x 9'9 (3.05m x 2.97m)

Bedroom

9'9 x 9'0 (2.97m x 2.74m)

Shower Room/WC

7'3 x 6'0 (2.21m x 1.83m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161 p.a

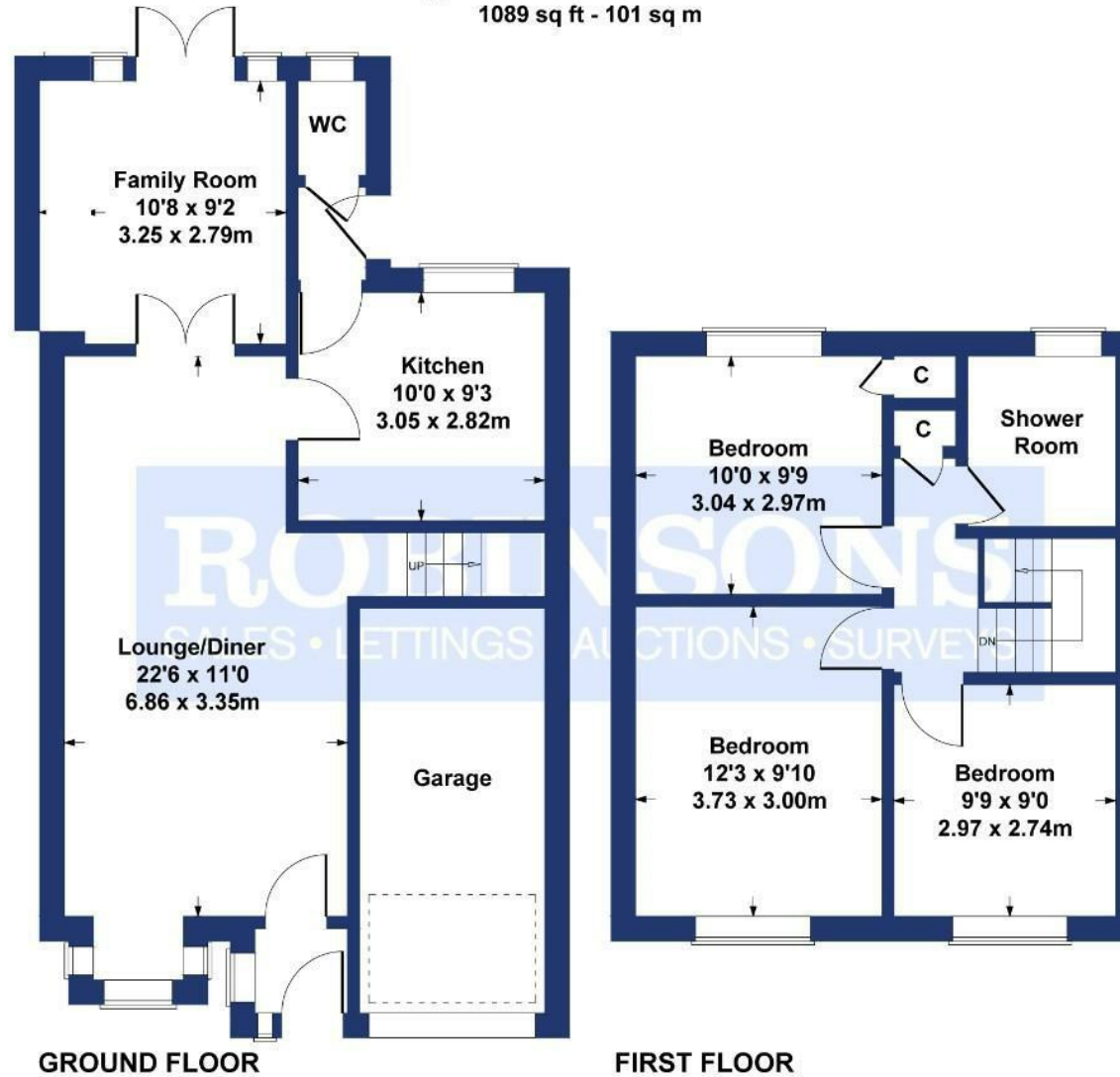
Energy Rating: C

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.



Angus Square

Approximate Gross Internal Area
1089 sq ft - 101 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(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.



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