



The Woodlands, Langley Park, DH7 9SF
2 Bed - House - Terraced
£129,950

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The Woodlands

Langley Park, DH7 9SF

Stunning Property ** Ideal Starter or Young Family Home ** Popular Village Location ** Pleasant & Sunny Rear Aspect ** Driveway Parking ** Two Bathrooms ** Remodelled Floor Plan ** Gardens ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan comprises; entrance hallway, cloak/WC, modern fitted kitchen with a selection of integral appliances, comfortable living room which has French doors to the rear garden and breakfast bar which looks through to the kitchen. The first floor has two double bedrooms, with the master having en-suite shower room/WC and there is a family bathroom/WC. Outside the property occupies a pleasant position with gardens front and rear. The front has driveway parking, whilst the rear enjoys an enclosed garden with patio area and sunny 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.

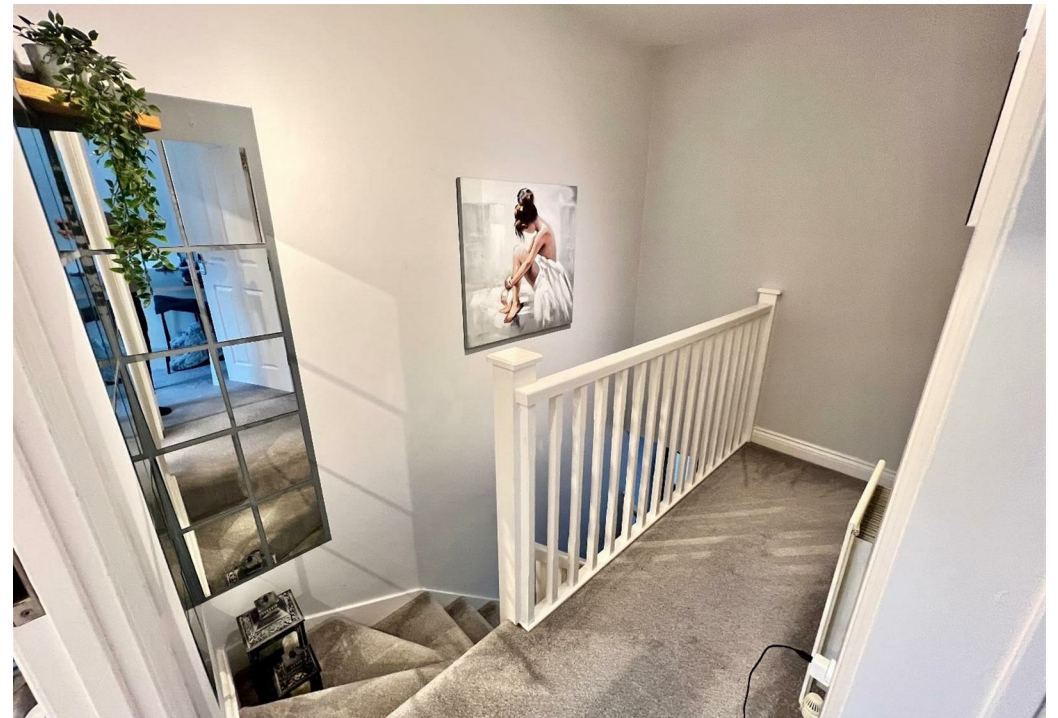
Langley Park offers a range of local amenities, such as shops, pubs, and schools. However, for more extensive shopping and entertainment options, residents often travel to Durham city centre. The Village

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

Hallway

Cloak/WC

Kitchen

9'7 x 6'10 (2.92m x 2.08m)

Lounge

13'7 x 13'5 (4.14m x 4.09m)

FIRST FLOOR

Bedroom

13'7 x 10'8 (4.14m x 3.25m)

En-Suite

Bedroom

8'10 x 7'4 (2.69m x 2.24m)

Bathroom/WC

6'8 x 5'8 (2.03m x 1.73m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 75 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

Energy Rating: C

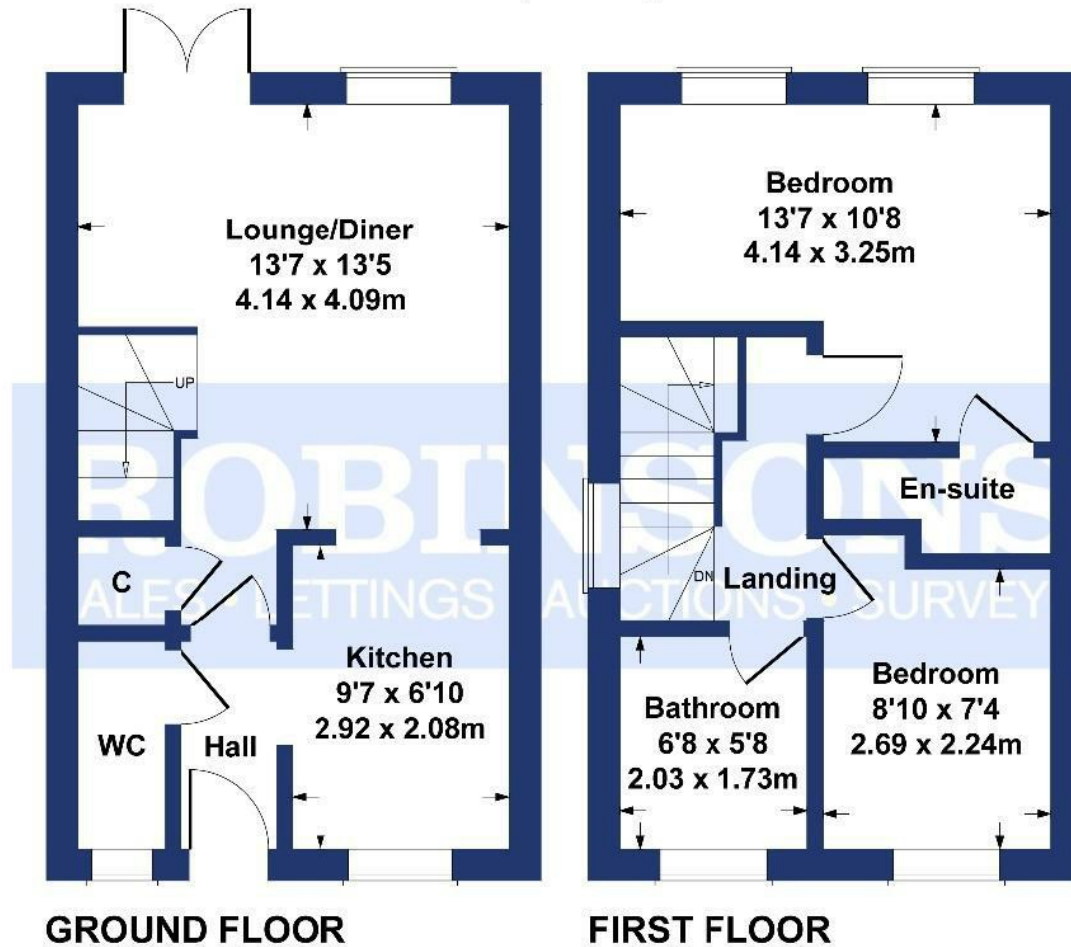


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



The Woodlands

Approximate Gross Internal Area
638 sq ft - 59 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		91
(61-81)	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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