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0191 386 2777  
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**FOR SALE**

St Cuthberts Walk, Langley Moor, DH7 8YA  
4 Bed - House - Detached  
Offers In Excess Of £265,000

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# St Cuthberts Walk

## Langley Moor, DH7 8YA

No Chain \*\* Lovely Position with Degree of Privacy \*\* Spacious Floor Plan \*\* Ample Parking & Garage \*\* Gardens \*\* Three Bathrooms \*\* Popular Location \*\* Good Local Amenities & Transport Links \*\* Double Glazing & GCH \*\*

The extended floor plan briefly comprises: entrance hallway with stairs to the first floor, cloak/wc, comfortable lounge, open plan kitchen breakfast room with white goods, dining room. To the first floor there are four bedrooms (the master with en suite shower room and fitted wardrobes and the second bedroom has an en suite shower room), and a family bathroom/wc. Externally there are gardens to the front and rear, the rear garden offers a degree of privacy, whilst the front has a double driveway and access to the single garage.

St Cuthberts Walk forms part of a small pleasant residential development situated on the outskirts of Langley Moor where there are a good range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately two and a half miles away. Langley Moor is well placed for commuting purposes as it lies adjacent to the A(690) Highway which provides good road links to other regional centres.











## GROUND FLOOR

### Hallway

### W C

### Lounge

15'7 x 10'9 (4.75m x 3.28m)

### Study / Playroom

10'4 x 8'2 (3.15m x 2.49m)

### Kitchen Diner

15'5 x 14'6 (4.70m x 4.42m)

## FIRST FLOOR

### Bedroom

18'1 x 9'7 (5.51m x 2.92m)

### Bedroom

10'2 x 9'7 (3.10m x 2.92m)

### En-Suite

### Bedroom

8'11 x 6'9 (2.72m x 2.06m)

### Bedroom

11'4 x 9'8 (3.45m x 2.95m)

### En-Suite

### Bathroom/WC

### Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2551 p.a

Tenure: Freehold

Estate Management Charge – No

Property Construction – Standard

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

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. Check with seller.

Accessibility/Adaptations – Not aware

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

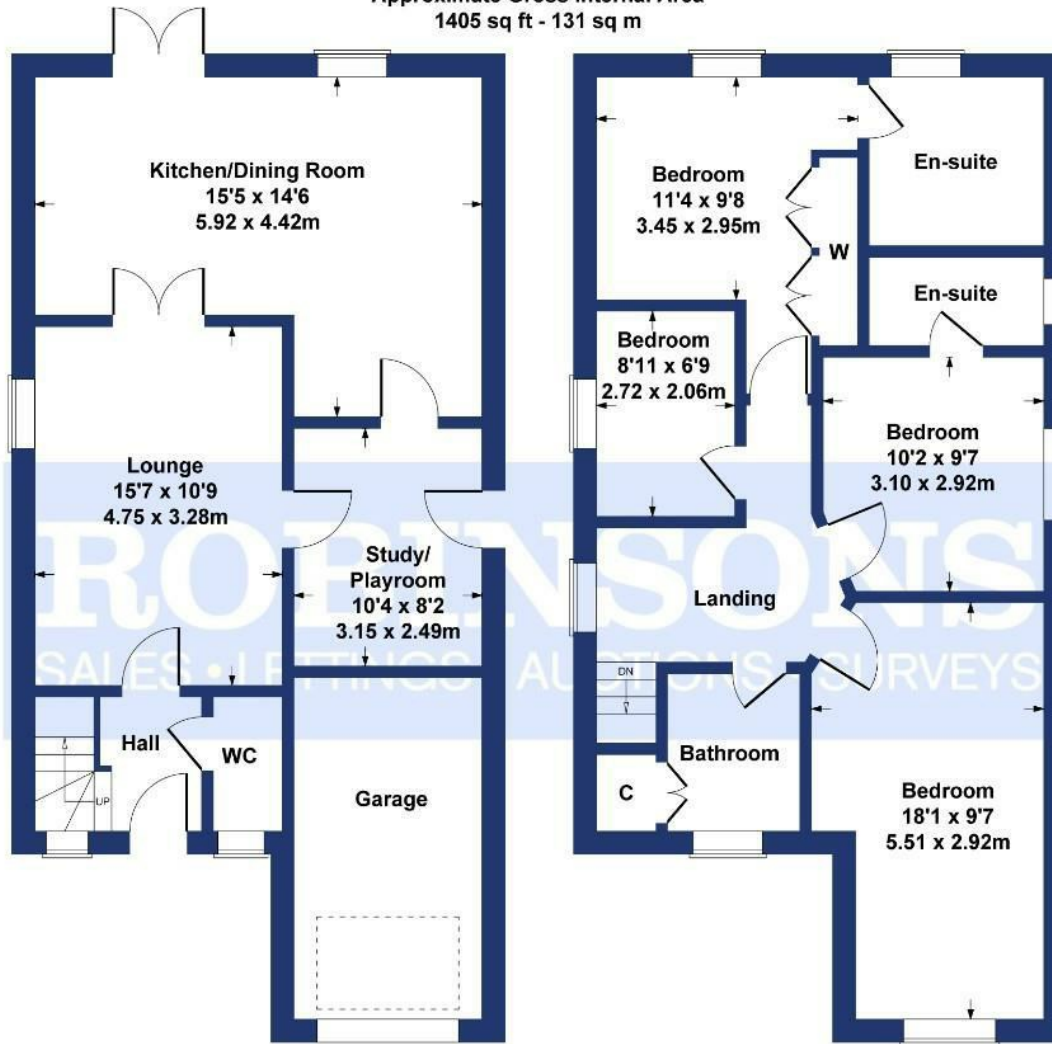
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 estate 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. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# St Cuthberts Walk

Approximate Gross Internal Area  
1405 sq ft - 131 sq m



**GROUND FLOOR**

**FIRST FLOOR**

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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	80
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](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

