



Lilian Terrace, Langley Park, DH7 9YF
2 Bed - House - Mid Terrace
£69,950

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Robinsons Estate Agents are now in receipt of an offer for the sum of £70,000 for 25 Lilian Terrace, Langley Park, Durham DH7 9YF.

Anyone wishing to place an offer on the property should contact Robinsons Estate Agents, 1 Old Elvet, Durham, DH1 3HL, 0191 386 2777 before exchange of contracts.

No Chain ** Ideal First Buy or Buy-to-Let ** Popular Village Location ** Double Glazing & GCH ** Good Road Links & Amenities ** Sold As Seen - None of the utilities or services have been and will not be checked **

The property briefly comprises an entrance porch, a comfortable lounge, a kitchen diner, two bedrooms and a bathroom/WC. To the rear, there is an enclosed courtyard garden, whilst the the front has a large garden with 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.

GROUND FLOOR

Entrance Porch

3'8" x 4'1" (1.12 x 1.26)

Lounge

13'4" x 14'7" (4.08 x 4.45)

Kitchen Diner

13'6" x 9'11" (4.13 x 3.04)

FIRST FLOOR

Bedroom

14'5" x 10'2" (4.41 x 3.1)

Bedroom

9'11" x 7'1" (3.03 x 2.17)

Bathroom

7'0" x 6'0" (2.14 x 1.85)

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

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 – None known

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.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

DURHAM

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WYNYARD

The Wynd

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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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