



Beech Court, Langley Park, DH7 9XL  
2 Bed - Bungalow - Detached  
Offers Over £270,000

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# Beech Court

## Langley Park, DH7 9XL

\* NO CHAIN \* LARGE CORNER PLOT \* CUL DE SAC \* EXTENSIVE GARDENS \* RARE OPPORTUNITY \*

Having remained in the family of the original builder of the estate since construction, we have the pleasure of offering for sale this incredibly spacious two bedroom, two reception room, detached bungalow which sits on a large corner plot in this sought after development.

The property has extensive gardens to the front, rear, and side, and ample parking via driveway, garage, and it also owns part of the road in front of the home.

The internal floorplan comprises of: entrance porch, WC, comfortable lounge, dining room, inner hallway, two double bedrooms, bathroom, and a kitchen.

The property is only a few minutes walk from the village centre where there are a range of everyday shops etc available. More comprehensive shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 5 miles distant. Langley Park is conveniently located for access to the A(691) Highway which provides good road links to Durham City Centre, Lanchester and Consett, as well as the A(167) Highway which provides good road links to both North and South.

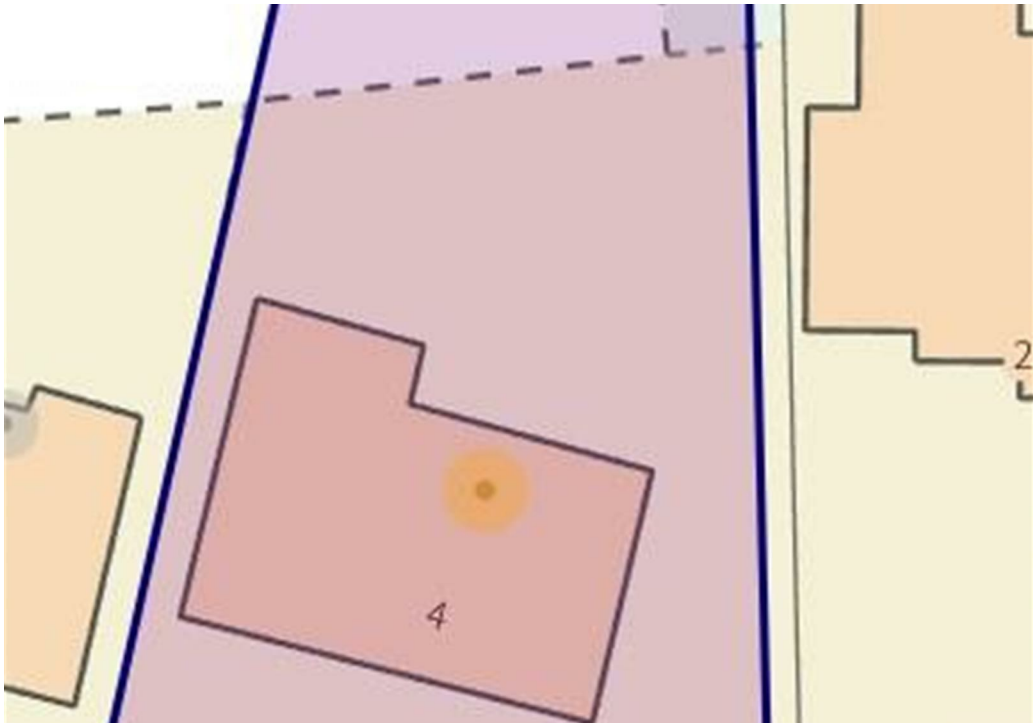
















## Entrance Porch

## Lobby

## WC

## Lounge

15'8" x 11'5" (4.8 x 3.5)

## Dining Room

11'5" x 10'5" (3.5 x 3.2)

## Kitchen

11'5" x 11'1" (3.5 x 3.4)

## Inner Hallway

## Bathroom

## Bedroom

10'9" x 10'9" (3.3 x 3.3)

## Bedroom

10'9" x 7'10" (3.3 x 2.4)

## Garage

## Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

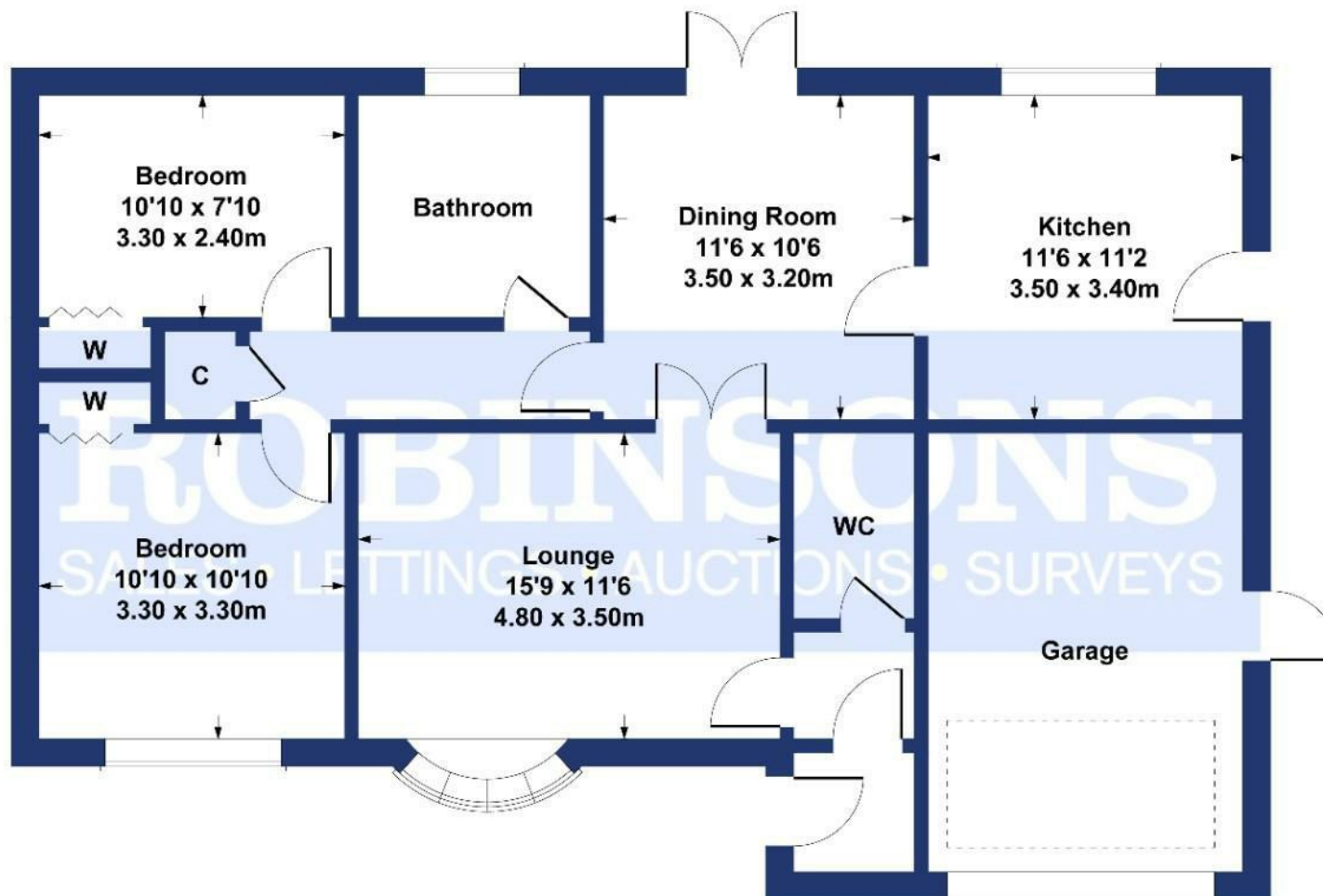
Council Tax: Durham County Council, Band C - Approx. £2059 p.a

Energy Rating: D

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.

# Beech Court

Approximate Gross Internal Area  
1055 sq ft - 98 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		100
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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