



Finings Street, Langley Park, DH7 9UE
3 Bed - House - Mid Terrace
O.I.R.O £110,000

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Finings Street Langley Park, DH7 9UE

No Chain ** Three Bedrooms ** South-Facing Rear Garden ** Updated Bathroom ** Useful Attic Storage ** Convenient Village Location ** Ideal First-Time Buy, Family Home or Investment **

Situated within the popular village of Langley Park, this well-proportioned three-bedroom mid-terrace home is conveniently placed for a range of local shops, schools and everyday amenities. The village also benefits from regular bus services to Durham City and surrounding areas, together with good road links towards Durham, Consett and the A167 for travel both north and south.

The property has been upgraded and offers versatile accommodation that should appeal to a variety of buyers, including first-time purchasers, couples, families and investors looking for a potential buy-to-let opportunity.

The accommodation is entered from the street into a galley-style kitchen/diner, which provides space for a dining table and leads through to a separate dining room. Beyond this is the comfortable rear lounge, enjoying an attractive southerly aspect over the garden. French doors provide direct access to the rear garden and allow plenty of natural light into the room.

To the first floor is a spacious, updated family bathroom together with three bedrooms, comprising one double bedroom and two single bedrooms.

A fixed staircase provides access to the attic, offering useful additional storage space.

Overall, this is a spacious and conveniently located home offering flexible accommodation with the added benefit of a south-facing rear garden, making early viewing highly recommended.











Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

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 – Loft and extension over the years

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

One of the external images with the garden is from prior to this listing.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Lounge

14'04 x 13'06 (4.37m x 4.11m)

Dining Room

10'03 x 10'08 (3.12m x 3.25m)

Kitchen

21'06 x 7'06 (6.55m x 2.29m)

Bedroom

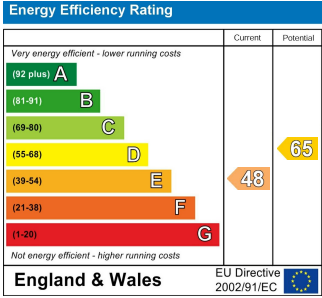
17'05 x 7'06 (5.31m x 2.29m)

Bedroom

12'02 x 7'02 (3.71m x 2.18m)

Bedroom

10'05 x 6'0 (3.18m x 1.83m)



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.

