



St Cuthberts Walk, Langley Moor, DH7 8YA
4 Bed - House - Detached
£1,350 Per Calendar Month

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Unfurnished ** 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.

Council Tax Band - D Annual Cost - £2320.54

EPC Rating - C

BOND £1,350 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and Pets Considered (Additional £25pcm for Pet Rent)

Required Earnings: Tenant Income - £48,600 Guarantor Income (If Required) - £52,600

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Agents Notes

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>
Nb. Photographs provided by the landlord and include

AI-generated furniture for illustrative purposes only. The landlord will provide some furniture as part of the letting if required.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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.



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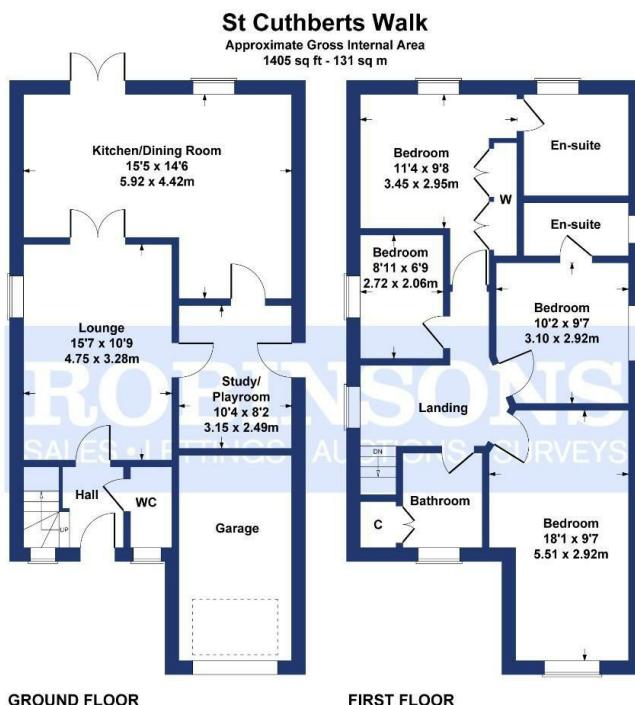
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

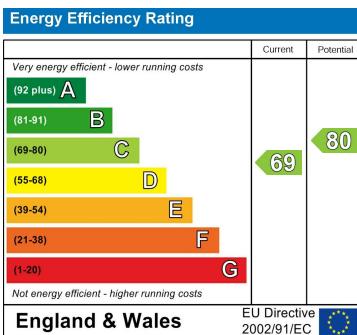


GROUND FLOOR

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



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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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