



Hilltop View

Langley Park DH7 9YX

Offers In The Region Of £115,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Hilltop View

Langley Park DH7 9YX



- Recently refurbished
- EPC RATING - D
- Contemporary refitted kitchen

- Ready to move in condition
- Three good sized bedrooms
- Stylish refitted bathroom

- Perfect for first time buyers and growing families
- Spacious living room and separate dining room
- Lots of built in storage

Venture Properties are delighted to offer for sale this recently refurbished and immaculately presented home, offering spacious accommodation throughout that is perfect for first time buyers and growing families. It is situated in the popular village of Langley Park, which enjoys a wide range of local amenities and has good regular public transport and road links.

The impressive accommodation comprises of a welcoming entrance hallway with WC and utility, two spacious reception rooms and modern refitted kitchen. To the first floor there are three well proportioned bedrooms and a stylish refitted bathroom. Externally there are low maintenance gardens to the front and rear.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Hall

Welcoming entrance hallway with two UPVC external doors, laminate flooring, a radiator and a storage cupboard.

WC

Comprising of a WC, hand wash basin, laminate flooring and UPVC double glazed opaque window to the side.

Utility

5'11" x 4'0" (1.82 x 1.23)

A useful room with fitted worktop, plumbing for a washing machine and laminate flooring.

Living Room

17'10" x 10'7" (5.44 x 3.24)

Spacious double aspect living room with UPVC double glazed windows to the front and rear, a feature fireplace and two radiators.

Dining Room

13'11" x 8'2" (4.25 x 2.51)

Further spacious reception room with a UPVC double glazed window to the front, UPVC external door, staircase leading to the first floor, laminate flooring and radiator.

Kitchen

9'1" x 7'9" (2.79 x 2.38)

Refitted with a range of modern gloss units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over and integrated fridge and freezer. Further features include a UPVC double glazed window to the front, laminate flooring and a radiator.

FIRST FLOOR

Landing

With a radiator and two storage cupboards, one of which houses the combi gas central heating boiler.

Bedroom One

11'10" x 10'9" (3.63 x 3.30)

Generous double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Two

10'10" x 9'3" (3.32 x 2.82)

Double bedroom with a UPVC double glazed window to the rear, built in cupboard and radiator.

Bedroom Three

8'5" x 8'0" (2.57 x 2.46)

Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC

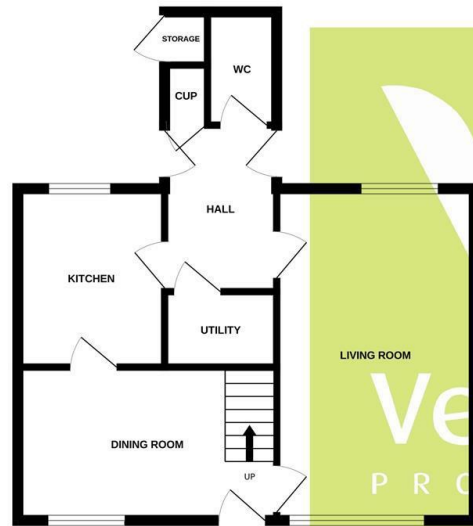
7'10" x 5'9" (2.41 x 1.77)

Stylish refitted bathroom comprising of a panelled bath with electric shower over, pedestal wash basin, WC, tiled splashbacks, radiator, access to the loft and a UPVC double glazed opaque window to the front.

EXTERNAL

There are low maintenance gardens to the front and rear, along with a brick store.

GROUND FLOOR

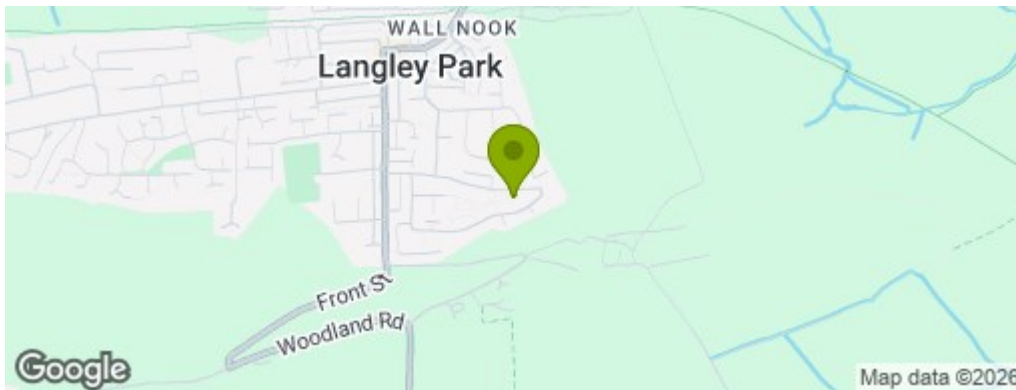


FIRST FLOOR



Venture
PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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