

TOAST
ESTATES

PROPERTY BROCHURE



16 Meadow Bank, Durham, DH7 9TY

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16 Meadow Bank

£210,000

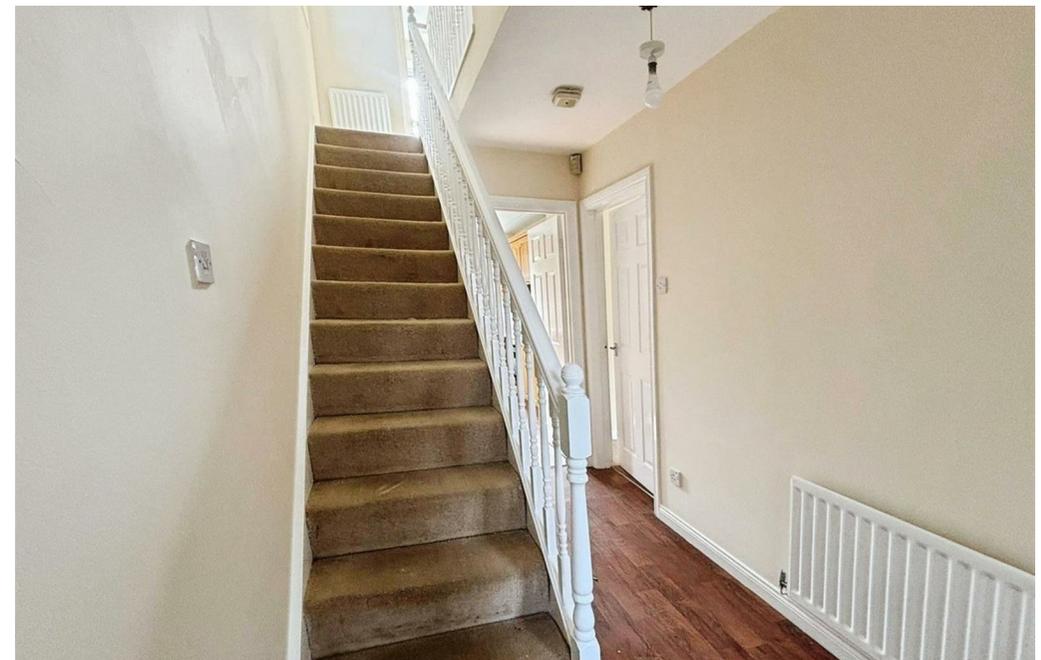
Property Description:

This neutrally decorated three-bedroom detached house is for sale in Langley Park, a village to the west of Durham. The property offers two reception rooms, three bathrooms and one kitchen, providing practical and flexible accommodation for a range of households.

Langley Park benefits from a range of local amenities, including shops, cafés and everyday services along and around Front Street. There are primary schooling options within the village and further educational facilities available in nearby Durham. The surrounding countryside and riverside walks along the River Browney provide opportunities for outdoor recreation, while wider leisure, retail and cultural facilities can be found in Durham city centre.

Public transport links are accessible via regular bus services through Langley Park, offering routes into Durham and neighbouring towns. Durham's mainline railway station, typically around 15–20 minutes away by car or bus depending on traffic, provides connections to Newcastle, York, London and other major destinations, with journey times to Newcastle often around 15 minutes and to York around 45–50 minutes on faster services. Road links via the A691 and A167 give convenient access towards Durham, Consett and the wider regional network, including the A1(M).

This three-bedroom detached house in a sought after location presents an opportunity to purchase a well-located home with straightforward access to village amenities, Durham and the wider region.





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Entrance Vestibule

Via uPVC entrance door, laminate floor

Cloakroom/WC

Double glazed window to front, low level WC, wash hand basin, radiator

Hallway

Stairs to 1st floor, laminate flooring, understair cupboard, radiator

Lounge

Double glazed boxed bay window to front, feature fire surround with marble effect back and hearth, inset gas fire, double doors to:

Dining Room

Double glazed French doors to rear, radiator, coving

Kitchen

Double glazed window and half glazed door to side. Range of base, wall and drawer units complementing heat resistant work surfaces incorporating a 1 1/2 bowl colour coded sink unit, 4 ring gas hob, electric oven below and filter hood above, tiled splashbacks, space for fridge/freezer, plumbed for washing machine, plumbed for dishwasher

Landing

Loft access, airing cupboard

Bedroom 1

Double glazed window, radiator

En-suite

Double glazed window, shower cubicle with electric shower, low level WC, pedestal wash hand basin, radiator

Bedroom 2

Double glazed window, radiator

Bedroom 3

Double glazed window, radiator

Bathroom

Double glazed window. White suite comprising of paneled bath, low level WC and pedestal wash hand basin, radiator

Externally

Front Garden which is laid to lawn. Driveway leading to the attached garage. Rear garden, mostly laid to lawn, high timber fences, patio area, pedestrian access to the garage



Local Authority: Durham County Council

Council Tax Band: C

Directions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Contact Us

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