

Commercial Street, Cornsay Colliery, DH7 9BW
2 Bed - House - End Terrace
O.I.R.O £165,000

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Commercial Street
Cornsay Colliery, DH7 9BW

No Chain ** Beautifully Presented Cottage ** Two Double Bedrooms ** Stunning Countryside Views ** Refurbished Throughout ** Cottage-Style Garden ** Parking & Garage ** Village Location **

Enjoying an attractive position within the village of Cornsay Colliery, this beautifully presented two-bedroom cottage combines modern comfort, character and wonderful open countryside views.
Offered on a stylishly furnished basis, the property has been tastefully refurbished throughout with neutral décor creating a bright and welcoming home ready for immediate occupation.

The accommodation comprises an entrance hallway leading into an impressive open-plan lounge and dining area, featuring an attractive fireplace with electric log-burner style fire and a striking feature staircase.
To the rear is a modern fitted kitchen with a range of units and integrated appliances including fridge freezer, dishwasher and washer/dryer, together with an induction hob and electric oven. A rear door provides access to the patio and garden.

To the first floor are two generously proportioned furnished bedrooms and a stylish family bathroom with bath, overhead shower, wash hand basin and WC.

Externally, the delightful cottage-style rear garden enjoys beautiful views across the surrounding countryside and provides an ideal space for relaxing or entertaining. There is a designated parking space on the shared driveway, with additional on-street parking available.

The property benefits from oil-fired combi central heating and upvc double glazing.

Cornsay Colliery offers a peaceful village setting while remaining conveniently placed for Durham, Lanchester and surrounding areas.































Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - No
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Oil
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 – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



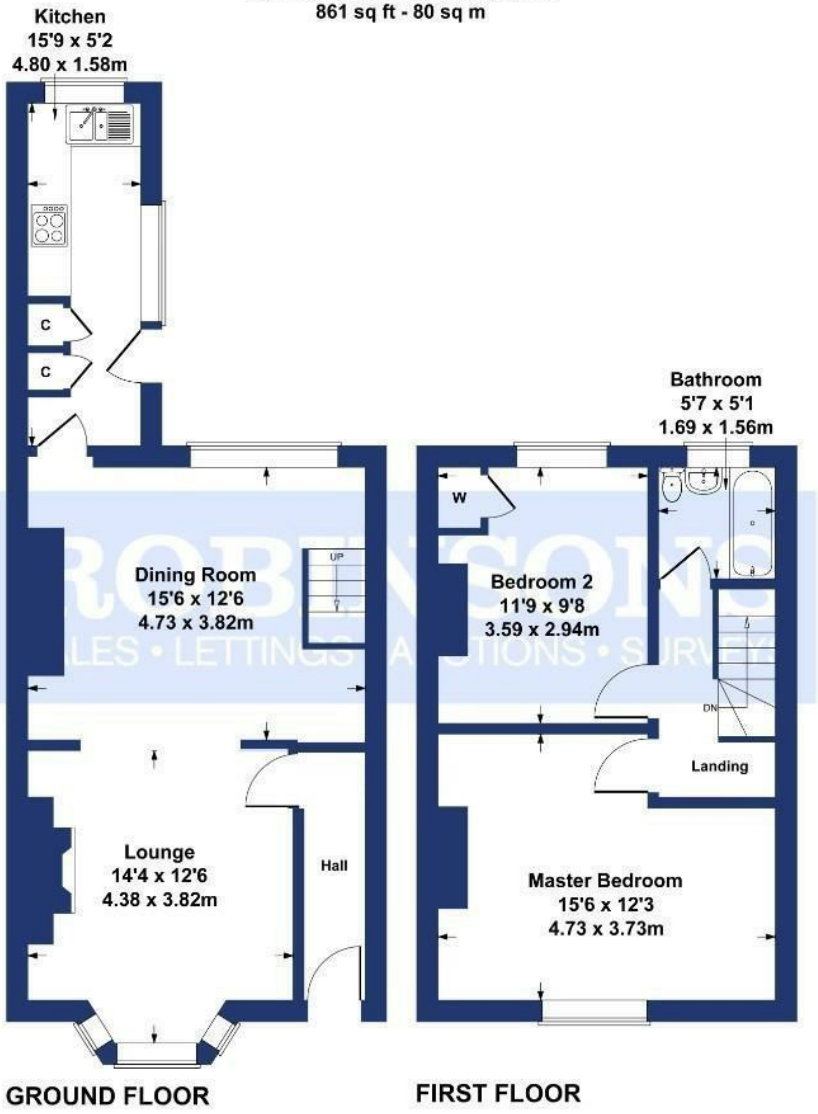






Commercial Street

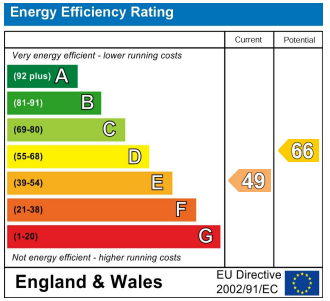
Approximate Gross Internal Area
861 sq ft - 80 sq m



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. 2025



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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

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