



**St. Cuthberts Way, West Cornforth, DL17
9ND
4 Bed - House - Semi-Detached
£159,950**

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Positioned pleasantly in within a cul-de-sac of only six properties; we are thrilled to offer to the market with no onward chain, this deceptively spacious, extended, four bedroom semi detached house on St Cuthberts Way, within the popular, semi-rural location of West Cornforth. This impressive property ticks every box for the growing family; has easy access to all of the immediate amenities offered in & around the area itself, is within excellent commuting distance to both Sedgefield & Spennymoor & benefits further from gas central heating & double glazing throughout. In brief, this well proportioned residence comprises: Welcoming entrance hallway with stairs to the first floor & access through to a useful ground floor cloaks/wc, a lovely lounge (measuring 22ft approximately) with windows to both front & rear elevations, an equally as spacious kitchen/dining area with a range of fitted wall & base units & access to the rear garden. The first floor landing boasts four double bedrooms & a family bathroom with modern three piece suite. Externally, the home enjoys a good sized, enclosed garden to the rear which is largely laid to lawn, whilst to the front, there is a spacious driveway leading to a 17ft (approximately) garage. The property has recently undergone full re-decoration making this an ideal canvass for a new purchaser. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this impressive property for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: C

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

22'0 x 11'5 (6.71m x 3.48m)

KITCHEN / DINING AREA

18'4 x 9'9 (5.59m x 2.97m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'3 x 11'6 (3.73m x 3.51m)

BEDROOM TWO

16'6 x 8'10 (5.03m x 2.69m)

BEDROOM THREE

11'7 x 10'6 (3.53m x 3.20m)

BEDROOM FOUR

13'9 x 8'1 (4.19m x 2.46m)

FAMILY BATHROOM

7'11 x 5'4 (2.41m x 1.63m)

EXTERNALLY

SINGLE GARAGE

17'2 x 8'1 (5.23m x 2.46m)



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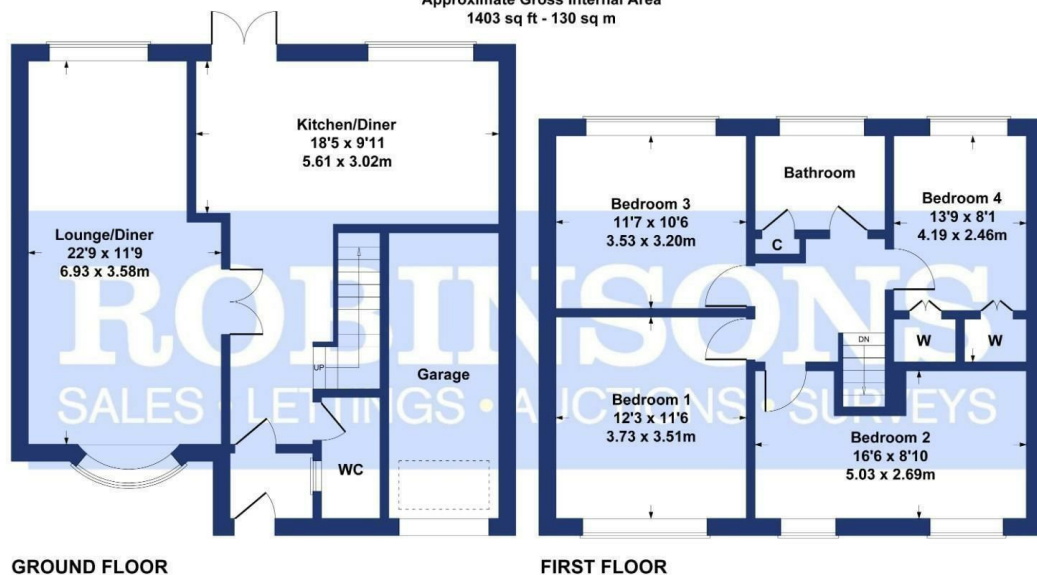
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Cuthberts way

Approximate Gross Internal Area
1403 sq ft - 130 sq m



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. 2019

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	81		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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