





St. Cuthberts Way, West Cornforth, DL17 9ND

3 Bed - House - Semi-Detached

Offers Over £140,000

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

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 three 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: Entrance porch into a welcoming entrance hallway with stairs to the first floor & access through to a useful ground floor cloaks/wc, a lovely lounge/diner (measuring 32ft approximately) with windows to both front & rear elevations, an equally as spacious breakfasting kitchen with a range of fitted wall & base units & access to the rear garden. The first floor landing boasts three bedrooms & a family bathroom with three piece suite. Externally, the home enjoys a good sized, enclosed garden to the rear which is largely laid to lawn, whilst the front is open aspect, with a lawned area & access to a 16ft (approximately) single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, potential & layout of this impressive property for sale.

INTERNAL IMAGES TO FOLLOW.

FREEHOLD
EPC Rating: C
Council Tax Band: C

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE / DINING AREA
23'9 x 11'4 (7.24m x 3.45m)

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

FIRST FLOOR LANDING

MASTER BEDROOM
11'5 x 11'3 (3.48m x 3.43m)

BEDROOM TWO
10'11 x 10'9 (3.33m x 3.28m)

BEDROOM THREE
7'9 x 7'7 (2.36m x 2.31m)

FAMILY BATHROOM
7'6 x 5'6 (2.29m x 1.68m)

EXTERNALLY

SINGLE GARAGE
16'7 x 8'0 (5.05m x 2.44m)

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.

COMPLIANCE
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.











OUR SERVICES

Mortgage Advice

Conveyancing

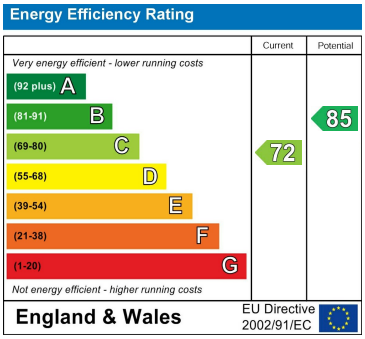
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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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.