



Beech Parade, West Cornforth, DL17 9PH
2 Bed - House - Semi-Detached
£105,000

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Presented to a show-home standard throughout; we are delighted to offer to the market this sensational semi detached house with two double bedrooms, positioned pleasantly within the popular, residential location of Beech Parade, West Cornforth. Boasting a modern, contemporary feel throughout, this well proportioned residence is sure to impress & is the ideal purchase for clients seeking that 'move-in ready' home. Having easy access to all of the immediate amenities offered in & around the area itself, the property is within excellent commuting distance to both Sedgefield & Spennymoor & benefits from gas central heating via a combi boiler & double glazing throughout. Boasting a newly fitted front door, newly fitted internal doors & newly fitted carpets, this tastefully decorated residence briefly comprises: Welcoming entrance lobby with stairs to the first floor, a stunning lounge with window to front elevation & an open-plan kitchen/dining area with a range of fitted wall & base units with access door to rear garden. The first floor landing boasts two double bedrooms & an exquisite family bathroom with modern three piece suite. Externally, the property enjoys a spectacular sized, enclosed garden to rear with lawn & decking areas, whilst the front is also fully enclosed & is largely laid to lawn. We highly recommend thorough internal inspection in order to fully appreciate the style, layout, standard, quality & size of this remarkable home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
14'9 x 12'2 (4.50m x 3.71m)

KITCHEN / DINING AREA
17'9 x 7'3 (5.41m x 2.21m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'1 x 11'6 (4.29m x 3.51m)

BEDROOM TWO
10'10 x 8'2 (3.30m x 2.49m)

BATHROOM
7'3 x 5'3 (2.21m x 1.60m)

EXTERNALLY



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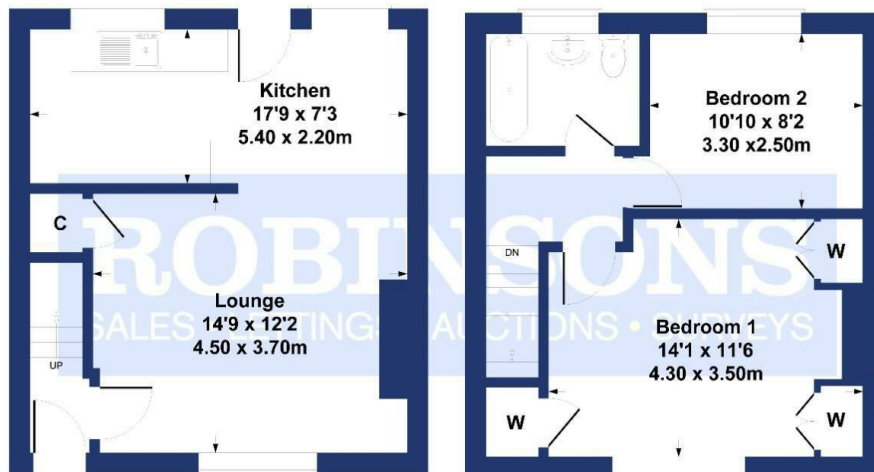
Strategic Marketing Plan

Dedicated Property Manager

Beech Parade, West Cornforth, DL17 9PH

Approximate Gross Internal Area

700 sq ft - 65 sq m



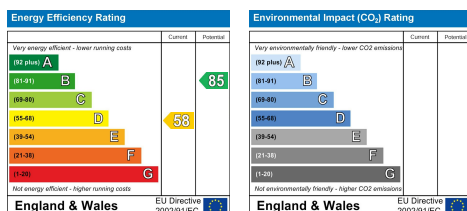
GROUND FLOOR

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. 2024



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