

Elvet Close, West Cornforth, DL17 9LZ
2 Bed - Bungalow - Terrace
£79,950

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It is with pleasure that we offer to the market with no onward chain; this immaculate end-terraced bungalow situated within the popular location of Elvet Close, West Cornforth. This tastefully decorated home has been exceptionally well cared for & is the perfect purchase for those looking to downsize. Having easy access to all of the local amenities offered in & around the immediate area itself, the property is a short drive into both Sedgefield & Spennymoor, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. This well proportioned property briefly comprises: Welcoming entrance hallway with storage space, a lovely lounge with window to front elevation, breakfasting kitchen with a range of fitted wall & base units & access door to rear, two good sized bedrooms & a wet room. Externally, the property enjoys an open aspect to the front, whilst to the rear there is a lovely, enclosed garden with a range of plants, trees & shrubs. This superb property must be viewed in order to fully appreciate the style, layout, quality, standard & space for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE

14'4 x 11'7 (4.37m x 3.53m)

KITCHEN

11'1 x 9'10 (3.38m x 3.00m)

MASTER BEDROOM

11'7 x 10'9 (3.53m x 3.28m)

BEDROOM TWO

9'9 x 6'6 (2.97m x 1.98m)

WET ROOM

6'3 x 5'8 (1.91m x 1.73m)

EXTERNALLY



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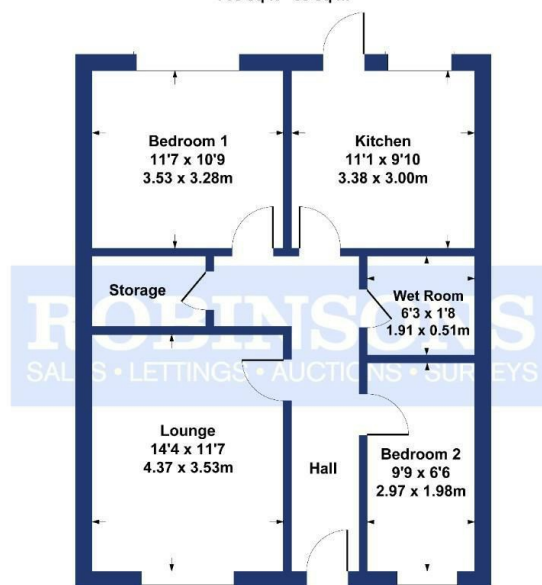
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Elvet Close, West Cornforth, DL17 9LZ

Approximate Gross Internal Area
703 sq ft - 65 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 105-120 A	80	Very environmentally friendly - lower CO ₂ emissions 105-120 A	
100-105 B		100-105 B	
95-100 C		95-100 C	
90-95 D		90-95 D	
85-90 E		85-90 E	
80-85 F		80-85 F	
75-80 G		75-80 G	
Not energy efficient - higher running costs 1-75		Not environmentally friendly - higher CO ₂ emissions 1-75	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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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