



Raisby Terrace, West Cornforth, DL17 9PE
2 Bed - House - Semi-Detached
£79,950

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We are delighted to offer to the market with no onward chain, this spectacular semi detached house with two bedrooms, situated pleasantly within the highly popular, residential location of Raisby Terrace, West Cornforth. This deceptively spacious property has been a loving home for many years & is the ideal purchase for first time buyers or those looking to downsize. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this impressive home also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, the property comprises: Welcoming entrance lobby with stairs to the first floor, beautiful lounge with window to front elevation, kitchen/dining area with a range of wall & base units & access to a rear porch. The first floor landing boasts two double bedrooms & bathroom with three piece suite. Externally, the property occupies an impressive plot, with a spectacular sized, enclosed South facing garden to the rear which is largely laid to lawn whilst there is an additional garden area to the front accompanied alongside a superb driveway providing access to a detached single garage. We anticipate huge interest in this tastefully decorated home & therefore fully encourage thorough internal inspection in order to fully appreciate the style, standard, quality & layout of this beautifully positioned property for sale.

Council Tax Band A
Freehold
EPC Rating: TBC

ENTRANCE LOBBY**LOUNGE**

14'10 x 11'10 (4.52m x 3.61m)

KITCHEN / DINING AREA

17'7 x 7'4 (5.36m x 2.24m)

REAR PORCH**FIRST FLOOR LANDING****MASTER BEDROOM**

11'7 x 10'7 (3.53m x 3.23m)

BEDROOM TWO

11'7 x 8'5 (3.53m x 2.57m)

BATHROOM

6'2 x 5'1 (1.88m x 1.55m)

EXTERNALLY**DETACHED SINGLE GARAGE**

15'9 x 7'10 (4.80m x 2.39m)



OUR SERVICES

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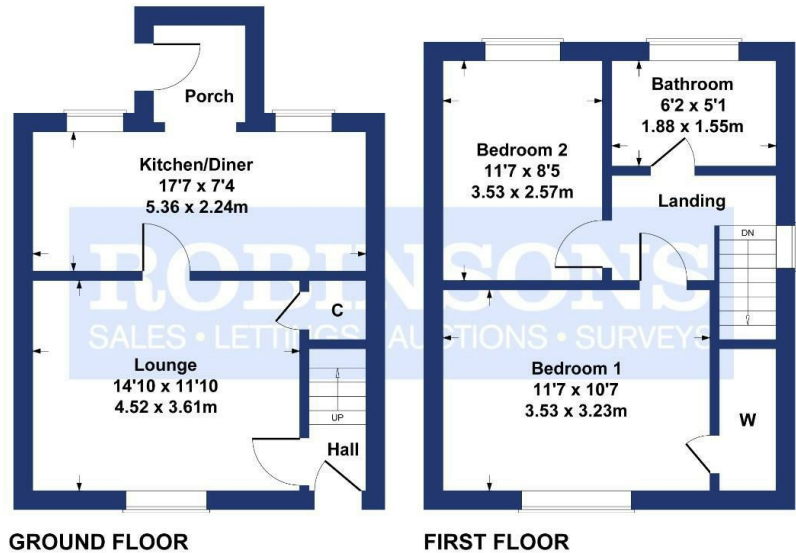
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rasiby Terrace, West Cornforth, DL17 9PE

Approximate Gross Internal Area
758 sq ft - 70 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. 2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	79		
<p>Very energy efficient - lower running costs</p> <p>105-91m A</p> <p>85-90m B</p> <p>65-84m C</p> <p>45-64m D</p> <p>25-44m E</p> <p>10-19m F</p> <p>1-9m G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>105-91m A</p> <p>85-80m B</p> <p>65-60m C</p> <p>45-40m D</p> <p>25-20m E</p> <p>10-10m F</p> <p>1-10m G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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