



Verdun Terrace, DL17 9LN
2 Bed - House - Terraced
£69,950

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Pleasantly positioned overlooking the neighbouring green; it is with pleasure that we offer to the market this exceptionally well presented terraced house with two bedrooms & additional loft space on Verdun Terrace, within the popular, family orientated location of West Cornforth. This deceptively spacious residence has been loving cared for throughout, boasting a neutral decor, re-fitted carpets & is the perfect purchase for buyers seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around West Cornfoth & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing. In brief, this immaculate property comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation & kitchen/dining area with a range of fitted wall & base units & further access to the rear yard. The first floor landing boasts two bedrooms & a family bathroom with modern three piece suite. Additionally, the master bedroom gives access to further loft space which measures 15ft x 11ft (approximately). Externally, the property enjoys an enclosed yard to rear with garden shed to remain. Only via thorough internal inspection can the style, space, quality & layout of this tastefully decorated home be fully appreciated.

FREEHOLD

Council Tax Band: A

EPC Rating: TBC

ENTRANCE HALLWAY

LOUNGE

16'0 x 12'9 (4.88m x 3.89m)

KITCHEN/DINING AREA

16'3 x 8'2 (4.95m x 2.49m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'1 x 12'4 (3.99m x 3.76m)

BEDROOM TWO

11'2 x 7'9 (3.40m x 2.36m)

FAMILY BATHROOM

LOFT SPACE

15'9 x 11'6 (4.80m x 3.51m)

EXTERNALLY

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.



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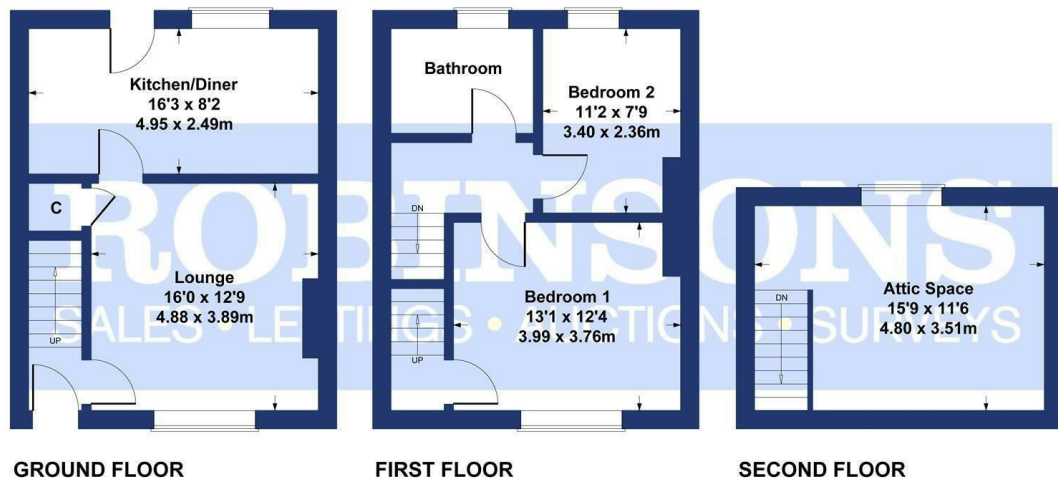
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Verdun Terrace

Approximate Gross Internal Area
883 sq ft - 82 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. 2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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