

Hollyhurst Road, West Cornforth, DL17 9JS  
3 Bed - House - Semi-Detached  
£99,950

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Boasting a spectacular corner plot; it is with pleasure that we offer to the market with no onward chain, this upgraded & modernised semi detached house with three bedrooms & additional loft space on Hollyhurst Road, pleasantly situated within the popular, family orientated location of West Cornforth. Having undergone full refurbishment in 2025, the property boasts a re-fitted kitchen, re-fitted bathroom & is the ideal property for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around the immediate area itself & 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 combo boiler & double glazing throughout. In brief, this tastefully decorated property comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation & the stunning open-plan kitchen/dining area. The first floor landing boasts three bedrooms & beautiful family bathroom with modern three piece suite. Additionally, a stairway from the second bedroom leads to a 14ft x 13ft (approximately) loft space. Externally, the property enjoys gardens to front, side & rear with the potential to develop further. We strongly encourage thorough internal inspection in order to fully appreciate the style, space, quality & layout of this impressive residence for sale.

**EXTERNALLY**

FREEHOLD  
EPC Rating: E  
Council Tax Band: A

**ENTRANCE HALLWAY**

**LOUNGE**  
12'2 x 12'2 (3.71m x 3.71m)

**KITCHEN**  
11'6 x 10'6 (3.51m x 3.20m)

**DINING AREA**  
10'6 x 7'6 (3.20m x 2.29m)

**FIRST FLOOR LANDING**

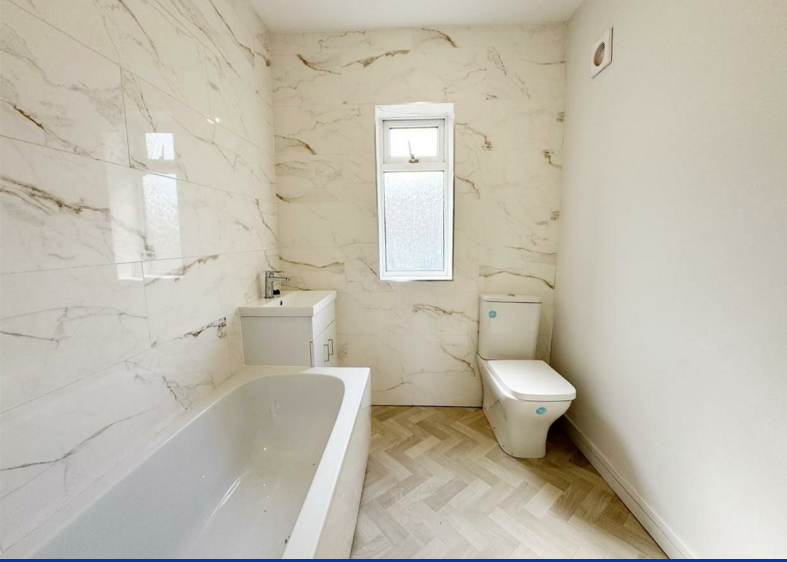
**MASTER BEDROOM**  
11'6 x 10'2 (3.51m x 3.10m)

**BEDROOM TWO**  
11'6 x 10'10 (3.51m x 3.30m)

**BEDROOM THREE**  
10'2 x 7'3 (3.10m x 2.21m)

**BATHROOM**  
7'7 x 6'3 (2.31m x 1.91m)

**LOFT SPACE**  
14'5 x 13'5 (4.39m x 4.09m)



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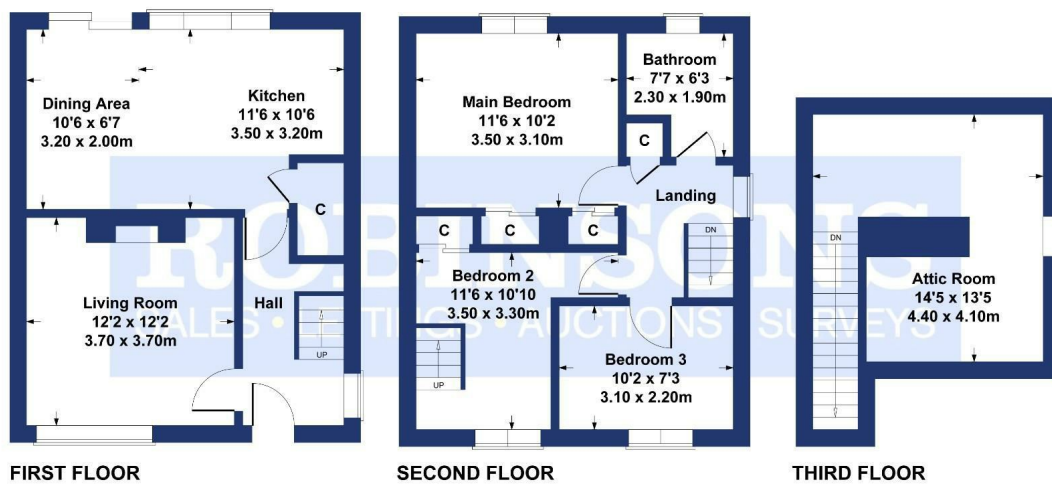
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Dedicated Property Manager

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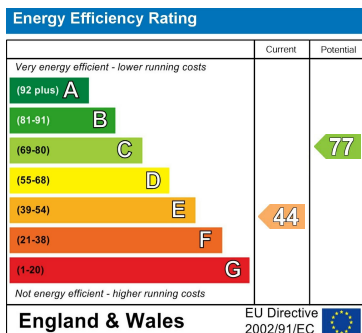
Approximate Gross Internal Area  
1066 sq ft - 99 sq m



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



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