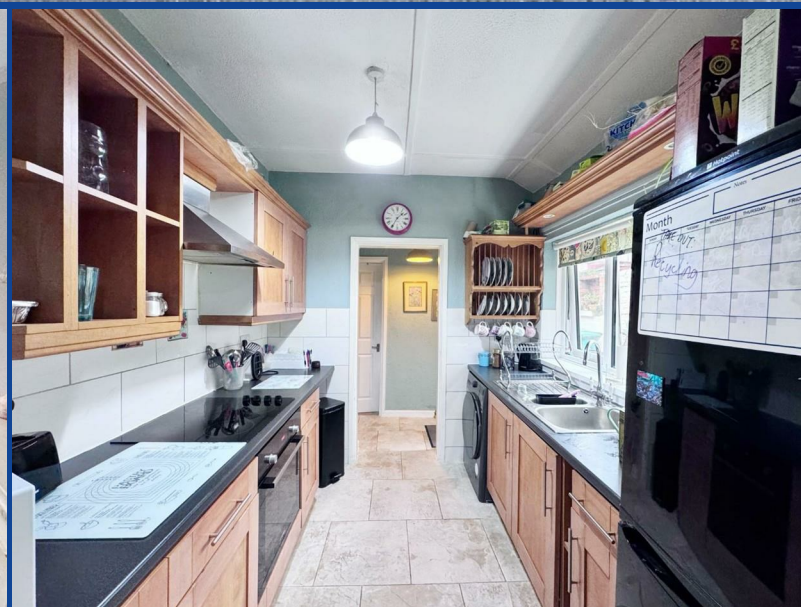




Poplar Terrace, West Cornforth, DL17 9EL
2 Bed - House - Terraced
£64,950

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It is with pleasure that we offer to the market with no onward chain; this exceptionally well presented terraced house with two bedrooms, situated pleasantly within the family orientated location of Poplar Terrace, West Cornforth. Originally a three bedroom home, the property now stands as a two bedroom residence with family bathroom to the ground floor & an additional shower room to the first floor (which was originally bedroom three). This deceptively spacious property is the perfect purchase for first time buyers, but-to-let investors or 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 Sedgfield & Spennymoor, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits from gas central heating & double glazing throughout. In brief, this tastefully decorated home comprises: entrance lobby with stairs to first floor, spacious lounge with bow window to front elevation, an impressive 14ft (approximately) dining room, kitchen with a range of wall & base units, rear lobby with access to rear & a ground floor bathroom. The first floor landing boasts two good sized bedrooms & a re-fitted shower room. Externally, there is an enclosed yard to rear with on-street parking to front & forecourt. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this superb property for sale.

EXTERNALLY

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
13'0 x 12'4 (3.96m x 3.76m)

SEPARATE DINING ROOM
14'9 x 11'3 (4.50m x 3.43m)

KITCHEN
8'9 x 7'9 (2.67m x 2.36m)

REAR LOBBY

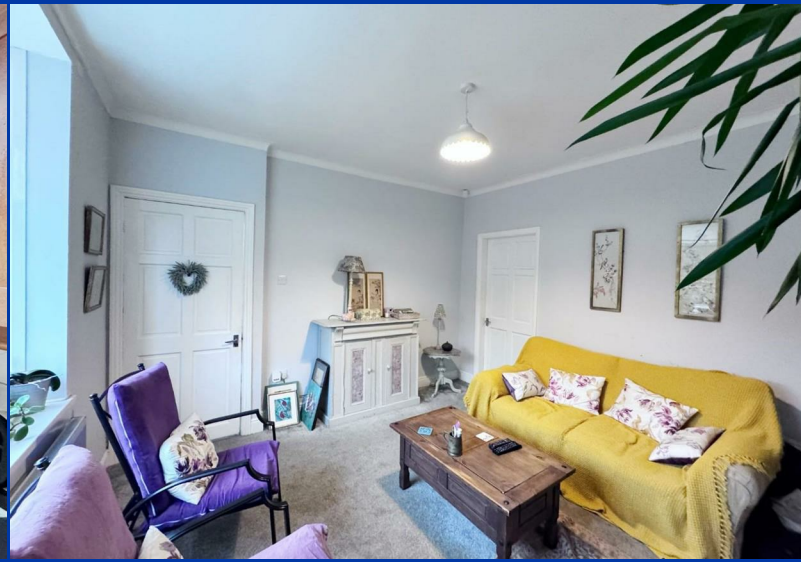
BATHROOM
7'10 x 7'2 (2.39m x 2.18m)

FIRST FLOOR LANDING

MASTER BEDROOM
16'0 x 12'3 (4.88m x 3.73m)

BEDROOM TWO
11'4 x 8'0 (3.45m x 2.44m)

SHOWER ROOM
7'11 x 7'10 (2.41m x 2.39m)



OUR SERVICES

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Surveys and EPCs

Property Auctions

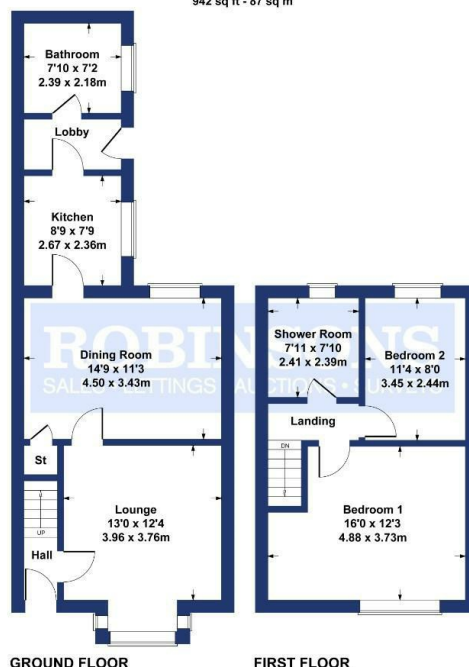
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Poplar Terrace, West Cornforth, DL17 9EL

Approximate Gross Internal Area
942 sq ft - 87 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		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	69	74
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
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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