



The Oval, West Cornforth, DL17 9NU
3 Bed - House - Semi-Detached
£104,950

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We are delighted to offer to the market this exceptionally well presented semi detached house with three bedrooms plus additional 16ft (approximately) loft space, situated pleasantly within the family orientated location of West Cornforth. Having easy access to all of the local amenities offered in & around the immediate area; this deceptively spacious home is within a short drive into the neighbouring village of Sedgefield & has excellent road links/bus routes leading into Durham City, Teesside & Newcastle Upon Tyne. An ideal opportunity for the young family to acquire this impressive home which benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned residence comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with a lovely walk-in bay window to front elevation & feature multi-fuel burner (which was installed in 2024), dining area overlooking the rear, stylish fitted kitchen with a range of fitted wqall & base units & the outhouse area which is currently used as a utility area with access doors to both front & rear. The first floor landing boasts three good sized bedrooms & modern family bathroom with three piece suite. Additionally, there is a 16ft (approximately) loft space which is ideal for storage. Externally, the front provides driveway parking whilst to the rear; there is a superb sized enclosed garden with paved patio & lawned areas. This impressive home has been tastefully decorated throughout & we urge thorough internal inspection in order to fully appreciate the style, standard, layout & quality of this beautiful home for sale.

EXTERNALLY

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY**LOUNGE**

12'7 x 12'6 (3.84m x 3.81m)

DINING AREA

9'3 x 8'11 (2.82m x 2.72m)

KITCHEN

9'6 x 9'5 (2.90m x 2.87m)

OUTHOUSES / UTILITY**FIRST FLOOR LANDING****MASTER BEDROOM**

14'1 x 12'5 (4.29m x 3.78m)

BEDROOM TWO

12'5 x 8'8 (3.78m x 2.64m)

BEDROOM THREE

8'7 x 8'7 (2.62m x 2.62m)

FAMILY BATHROOM



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

The Oval, West Cornforth

Approximate Gross Internal Area

753 sq ft - 70 sq m

(Excluding Out House)



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	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
EU Directive 2002/91/EC	
England & Wales	

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswyny ard.co.uk

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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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk