

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

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

We are delighted to offer to the market this exceptionally well presented terraced house with two bedrooms, situated pleasantly within the family orientated location of Poplar Terrace, West Cornforth. This deceptively spacious home 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 & within excellent commuting distance to all major road links & bus routes; the property also 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 window to front elevation, an impressive 15ft (approximately) dining room, kitchen with a range of modern wall & base units & a feature vaulted ceiling, rear lobby with access to rear & a ground floor cloaks/wc. The first floor landing provides access to two good sized bedrooms & a family bathroom with modern three piece suite. 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.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE

12'10 x 12'10 (3.91m x 3.91m)

DINING ROOM

15'1 x 10'8 (4.60m x 3.25m)

KITCHEN

8'4 x 7'5 (2.54m x 2.26m)

REAR LOBBY

5'6 x 3'6 (1.68m x 1.07m)

GROUND FLOOR CLOAKS / WC

4'8 x 3'1 (1.42m x 0.94m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'11 x 12'1 (3.94m x 3.68m)

BEDROOM TWO

10'9 x 7'9 (3.28m x 2.36m)

BATHROOM

7'7 x 7'6 (2.31m x 2.29m)

EXTERNALLY



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

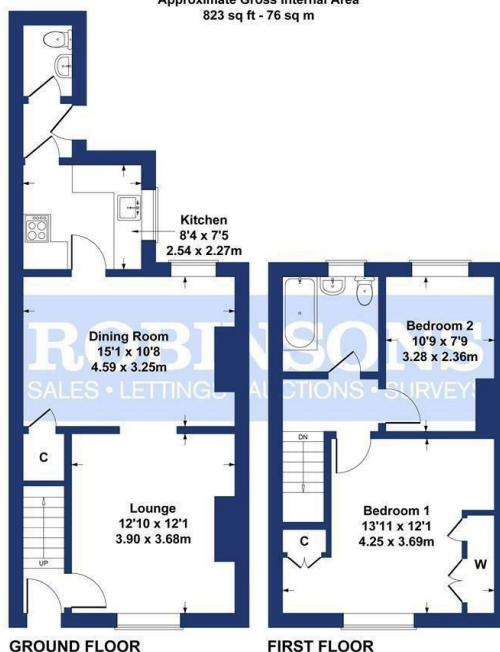
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Poplar Terrace Approximate Gross Internal Area 823 sq ft - 76 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. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
69-84	E		
55-68	F		
35-54	G		
Not energy efficient - higher running costs			
England & Wales		65	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
41-38	F		
11-20	G		
Not environmentally friendly - higher CO ₂ emissions			
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@wynyardfineandcountry.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.

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



ROBINSONS

SALES • LETTINGS • AUCTIONS

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