



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

**ROBINSONS**  
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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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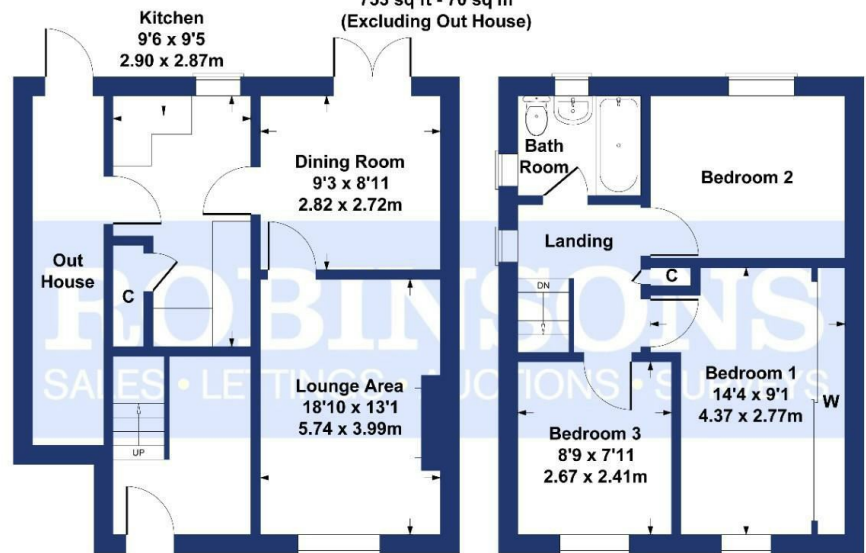
Dedicated Property Manager

## 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 | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (48-54)                                     | E |                         |           |
| (35-47)                                     | F |                         |           |
| (21-34)                                     | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (48-54)                                                         | E |                         |           |
| (35-47)                                                         | F |                         |           |
| (21-34)                                                         | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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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