



Beech Parade, West Cornforth, DL17 9PH
2 Bed - House - Semi-Detached
£94,000

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Nestled pleasantly within the highly sought after, family orientated location of West Cornforth; it is with pleasure that we offer to the market this deceptively spacious semi detached house with two double bedrooms on Beech Parade. An excellent opportunity for the young family/first time buyers or those looking to downsize to acquire this impressive residence which enjoys a superb sized, enclosed garden to rear. Having easy access to all of the immediate amenities offered in & around the 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 & double glazing throughout. In brief, the property itself comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with window to front elevation, open-plan kitchen/dining area with a range of fitted wall & base units & further access into a conservatory. The first floor landing boasts two double bedrooms & bathroom with three piece suite. Externally, the property boasts an excellent sized garden to the rear which is fully enclosed & boasts paved patio areas with a range of plant/shrub borders whilst to the front, there is a driveway offering off road parking. We encourage thorough internal inspection in order to fully appreciate the style, space & layout of this lovely home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
14'11 x 12'0 (4.55m x 3.66m)

KITCHEN / DINING AREA
18'3 x 7'3 (5.56m x 2.21m)

CONSERVATORY
9'11 x 5'7 (3.02m x 1.70m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'2 x 11'1 (3.40m x 3.38m)

BEDROOM TWO
9'9 x 8'4 (2.97m x 2.54m)

BATHROOM
6'2 x 5'1 (1.88m x 1.55m)

EXTERNALLY

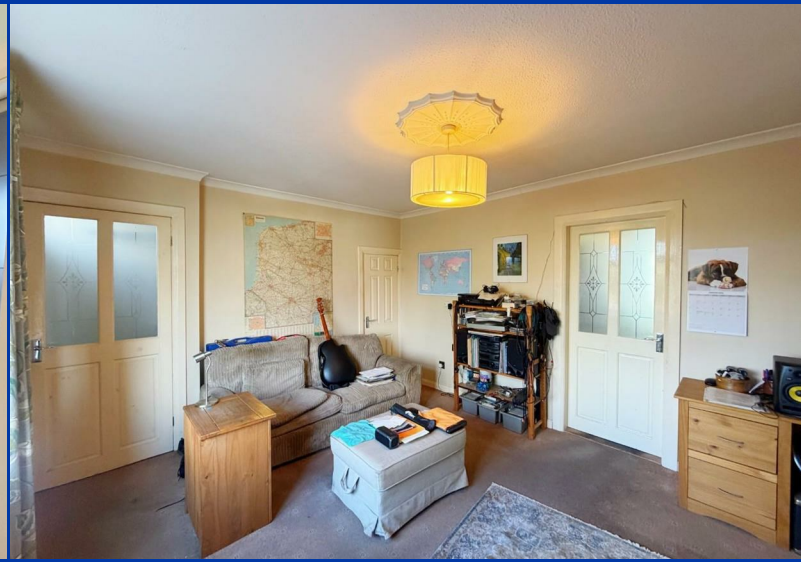
DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior

to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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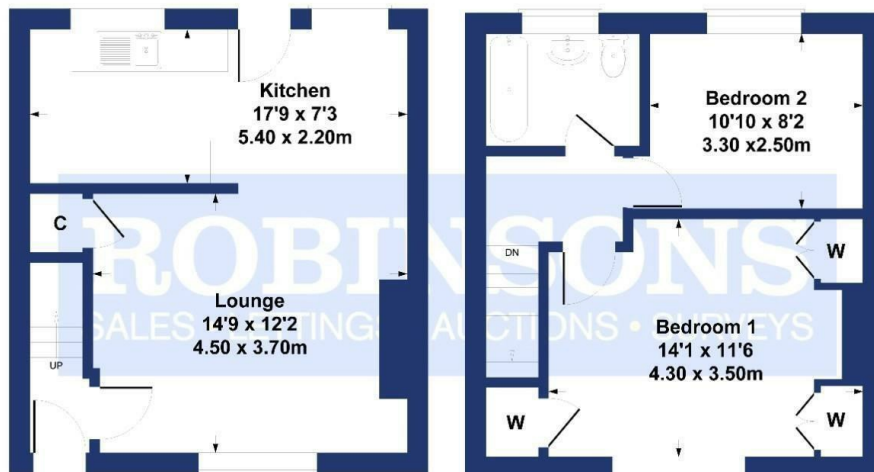
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beech Parade, West Cornforth, DL17 9PH

Approximate Gross Internal Area
700 sq ft - 65 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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WYNYARD

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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.

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



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