



Lichfield Road, West Cornforth, DL17 9PA
3 Bed - House - Semi-Detached
£94,950

ROBINSONS
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We are delighted to offer to the market with no onward chain; this deceptively spacious three bedroom semi detached house situated pleasantly, within the popular, family orientated location of Lichfield Road, West Cornforth. This well proportioned residence is the ideal purchase for clients seeking a home which they can 'put their own stamp' on. Having easy access to all of the local amenities offered in & around the immediate 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 via a combi boiler & double glazing throughout. In brief, the property itself comprises: Welcoming entrance hallway with stairs to the first floor, a lovely lounge with bay window to front elevation, separate dining room & kitchen with a range of fitted wall & base units which leads to a useful outhouse/storage area. The first floor landing boasts three bedrooms (two of which are double) & a superb re-fitted shower room. Externally, the property enjoys an excellent sized, enclosed South-West facing rear garden which is largely laid to lawn.; whilst to the front, there is a further lawned area with driveway providing vehicle parking This is an excellent opportunity for a new purchaser to acquire this desirable home within this sought after location & we thoroughly recommend full internal inspection in order to fully appreciate the style, layout, space & potential of property for sale.

EPC Rating: TBC
Council Tax Band: A
Tenure: Freehold

ENTRANCE HALLWAY

LOUNGE

14'1 x 12'8 (4.29m x 3.86m)

DINING ROOM

9'3 x 9'3 (2.82m x 2.82m)

KITCHEN

9'4 x 9'2 (2.84m x 2.79m)

OUTHOUSE AREA

FIRST FLOOR LANDING

MASTER BEDROOM

12'2 x 10'5 (3.71m x 3.18m)

BEDROOM TWO

12'2 x 8'10 (3.71m x 2.69m)

BEDROOM THREE

8'7 x 7'6 (2.62m x 2.29m)

SHOWER ROOM

7'4 x 5'5 (2.24m x 1.65m)

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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Surveys and EPCs

Property Auctions

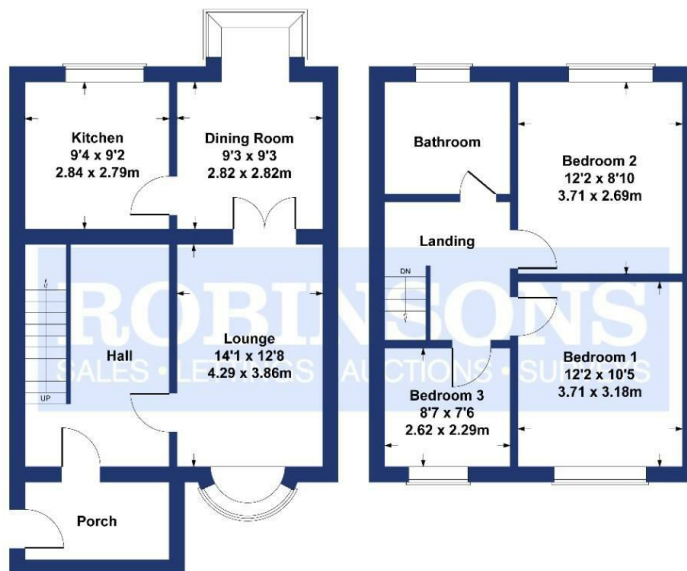
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lichfield Road, West Cornforth, DL17 9PA

Approximate Gross Internal Area
1001 sq ft - 93 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. 2026

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

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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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