





Beech Parade, West Cornforth, DL17 9PH
2 Bed - House - Semi-Detached
£94,950

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Boasting a superb sized, enclosed West-facing garden to the rear, we are thrilled to offer to the market with no onward chain; this deceptively spacious semi detached house with two double bedrooms pleasantly positioned on Beech Parade, within the popular, family orientated location of West Cornforth. Having easy access to all of the local 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 via a combi boiler & double glazing throughout. An ideal opportunity for the first time buyer/young family or those looking to downsize, to acquire this newly decorated home which comprises in brief: Welcoming entrance lobby with stairs to the first floor, spacious lounge with window to front elevation & an open-plan kitchen/dining area with a range of fitted wall & base units & access to the rear garden. The first floor landing boasts two double bedrooms & family bathroom with modern three piece suite. Externally, the property occupies an impressive plot to both front & rear; both of which are largely laid to lawn. We encourage thorough internal inspection in order to fully appreciate the style, space & layout of this impressive residence for sale.

FREEHOLD
Council Tax Band: A
EPC rating: D

ENTRANCE LOBBY

LOUNGE
14'9 x 12'2 (4.50m x 3.71m)

KITCHEN / DINING AREA
17'9 x 7'3 (5.41m x 2.21m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'1 x 11'6 (4.29m x 3.51m)

BEDROOM TWO
10'10 x 8'2 (3.30m x 2.49m)

BATHROOM
7'3 x 5'3 (2.21m x 1.60m)

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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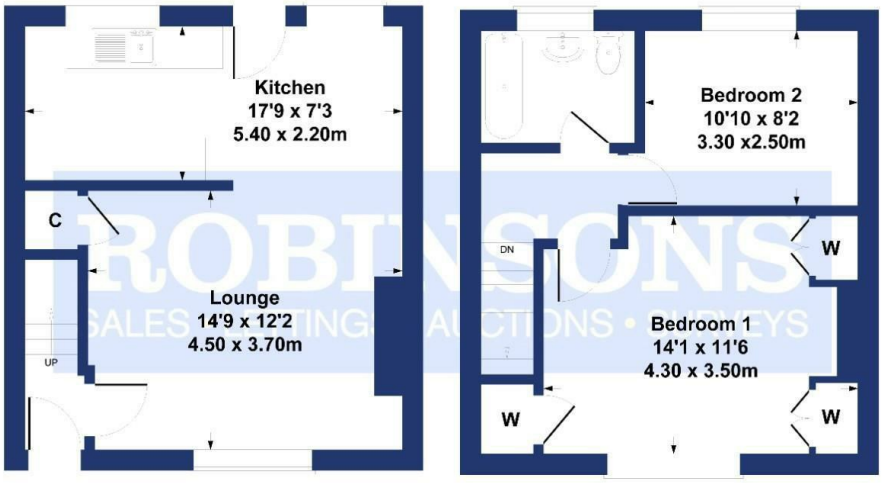
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beech Parade, West Cornforth, DL17 9PH

Approximate Gross Internal Area
700 sq ft - 65 sq m

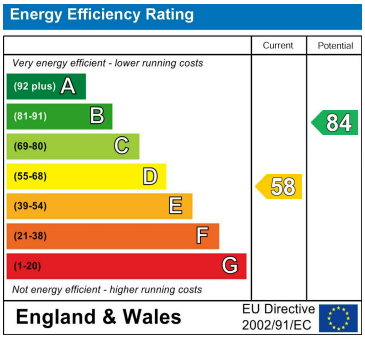


GROUND FLOOR FIRST FLOOR

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



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