



**Cottage Homes, Mainsforth Road,
Mainsforth, DL17 9DJ
2 Bed - House - End Terrace
£110,000**

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Positioned beautifully with stunning open countryside view to the rear elevation, we are thrilled to welcome to the market with no onward chain; this deceptively spacious end terraced house with detached single garage. This extremely well maintained property has been a loving home for many years & is the ideal purchase for first time buyers or those looking to downsize. Situated on the outskirts of Mainsforth, Cottage Homes is situated overlooking Mainsforth Cricket Club to the front, has easy access to all of the immediate amenities offered in both Sedgefield & Ferryhill, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. In brief, this well proportioned home comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, a lovely lounge (measuring 13ft x 12ft approximately) with window to front elevation, an open-plan kitchen/dining area with a range of fitted wall & base units & further access to a rear porch. The first floor landing boasts two bedrooms & a bathroom with three piece suite. Externally, the property enjoys a spectacular sized, enclosed garden to the rear with views of the neighbouring countryside, whilst to the front, there is an additional garden area accompanying a spacious driveway with ample vehicle parking leading to a detached single garage (measuring 17ft approximately). Flooded with natural light throughout, this is a rare opportunity to acquire such a lovely residence & we thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & potential of this impressive property for sale.

DETACHED SINGLE GARAGE
17'8 x 8'4 (5.38m x 2.54m)

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
13'8 x 12'4 (4.17m x 3.76m)

KITCHEN/DINING AREA
16'11 x 7'10 (5.16m x 2.39m)

REAR PORCH**FIRST FLOOR LANDING**

MASTER BEDROOM
13'0 x 11'1 (3.96m x 3.38m)

BEDROOM TWO
11'4 x 8'10 (3.45m x 2.69m)

BATHROOM
7'8 x 5'4 (2.34m x 1.63m)

EXTERNALLY



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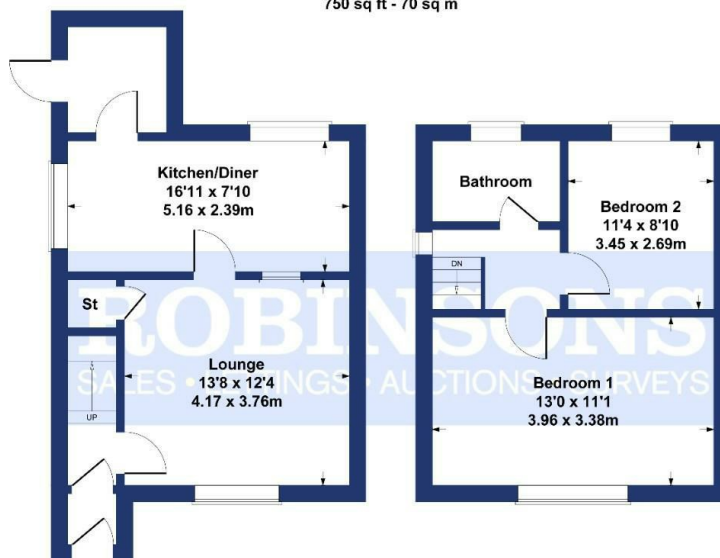
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cottage Homes, Mainsforth, DL17 9DJ

Approximate Gross Internal Area
750 sq ft - 70 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
105-91m ²	A		
85-91m ²	B		
65-85m ²	C		
45-65m ²	D		
25-45m ²	E		
10-25m ²	F		
1-10m ²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
105-91m ²	A		
85-91m ²	B		
65-85m ²	C		
45-65m ²	D		
25-45m ²	E		
10-25m ²	F		
1-10m ²	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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