



Linden Road, West Cornforth, DL17 9NR  
3 Bed - House - Semi-Detached  
£79,950

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Occupying a superb plot to rear elevation, we are delighted to present to the market with no onward chain; this deceptively spacious three bedroom semi detached house on Linden Road, within the popular, family orientated location of West Cornforth. This impressive property has been a loving home for many years & whilst it does require internal modernisation throughout, is the perfect purchase for clients seeking a residence which they can 'put their own stamp on'. Having easy access to all of the local amenities offered in & around both Sedgfield & Spennymoor & 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, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, open-plan lounge/dining room which runs the depth of the property & has windows to both front & rear elevations, kitchen with a range of fitted wall & base units & access to a useful outhouse. The first floor landing boasts three bedrooms (two of which are double) & a family bathroom. Externally, the property enjoys a superb sized, enclosed garden to rear which is largely laid to lawn, whilst to the front there is another garden area, accompanied by a spacious driveway offering off street parking & car port. We thoroughly encourage full internal inspection in order to fully appreciate the style, layout & potential of this nicely positioned property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

**LOUNGE / DINING AREA**  
23'11 x 11'6 (7.29m x 3.51m)

**KITCHEN**  
11'5 x 7'10 (3.48m x 2.39m)

**OUTHOUSE**  
12'7 x 5'0 (3.84m x 1.52m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
11'10 x 11'5 (3.61m x 3.48m)

**BEDROOM TWO**  
11'10 x 11'5 (3.61m x 3.48m)

**BEDROOM THREE**  
8'8 x 7'11 (2.64m x 2.41m)

**BATHROOM**  
8'9 x 7'10 (2.67m x 2.39m)

#### **EXTERNALLY**



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## Linden Road, West Cornforth, DL17 9NR

Approximate Gross Internal Area  
1087 sq ft - 101 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. 2025

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-91m A		
81-91m B		
65-80m C		
55-64m D		
45-54m E		
35-44m F		
25-34m 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		
102-91m A		
89-80m B		
75-84m C		
65-64m D		
55-54m E		
45-44m F		
35-34m 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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# ROBINSONS

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