



**Windsor Terrace, West Cornforth, DL17
9JB
2 Bed - House - Terraced
£69,950**

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Positioned pleasantly within a secluded spot in the popular residential area of West Cornforth; we are delighted to offer to the market with no onward chain; this deceptively spacious house with two bedrooms & additional loft space on Windsor Terrace. This well proportioned residence would be the perfect home for the young family or those looking to downsize & is tastefully decorated throughout. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, this impressive home comprises: Entrance door into a 14ft (approximately) lounge with multi fuel burner & bay window to front elevation, a kitchen/dining area with a range of fitted wall & base units & access door to rear. The first floor landing boasts two bedrooms & a family bathroom with modern three piece suite. In addition, the loft space (which has previously been used as a study) offers a versatile area & measures 12ft x 11ft (approximately). Externally, the property enjoys a small area to the front, whilst to the rear, there is a good sized, enclosed yard with storage. We thoroughly encourage full internal inspection in order to fully appreciate the style, size, layout & space offered within this lovely home.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE INTO:

LOUNGE

14'7 x 13'1 (4.45m x 3.99m)

KITCHEN / DINING AREA

13'1 x 9'9 (3.99m x 2.97m)

FIRST FLOOR LANDING

MASTER BEDROOM

10'2 x 7'10 (3.10m x 2.39m)

BEDROOM TWO

11'2 x 9'10 (3.40m x 3.00m)

BATHROOM

6'10 x 5'7 (2.08m x 1.70m)

LOFT SPACE

12'2 x 11'9 (3.71m x 3.58m)

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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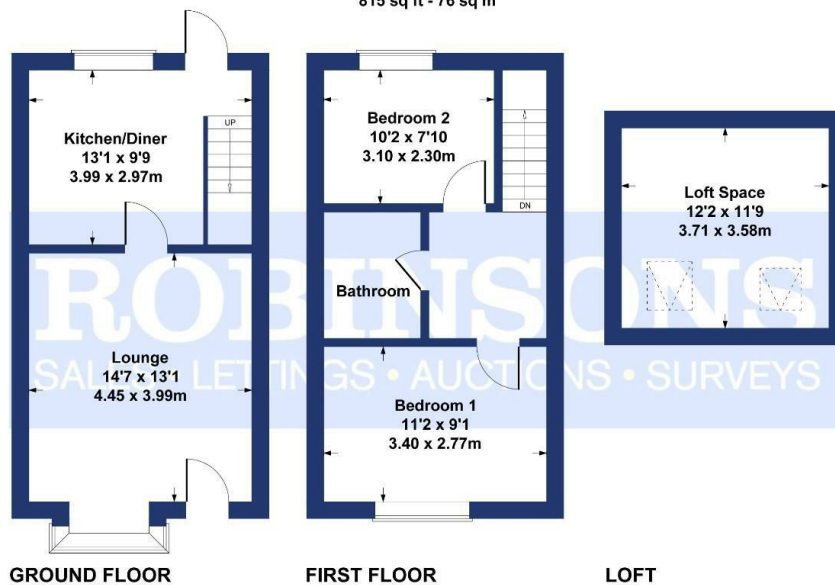
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Windsor Terrace, West Cornforth, DL17 9JB

Approximate Gross Internal Area
815 sq ft - 76 sq m



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. 2023

Energy Efficiency Rating		
	Current	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		
		82
	57	
EU Directive 2002/91/EC		
England & Wales		

DURHAM

1-3 Old Elvet

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T: 0191 383 9994 (option1) (Lettings)

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WYNYARD

The Wynd

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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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