



**Garmonsway Road, West Cornforth, DL17  
9HD**

**2 Bed - Bungalow - Semi Detached**

**£95,000**

**ROBINSONS**  
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Nestled within the heart of the highly sought after, semi-rural location of West Cornforth; we are thrilled to offer to the market this exceptionally well presented, extended semi detached bungalow on Garmondsway Court. This beautiful residence enjoys a cozy layout throughout, has been re-wired in 2025 & also boasts a 2025 re-fitted roof. Having easy access to all of the local amenities offered in & around West Cornforth itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property benefits further from gas central heating via a combi boiler & double glazing. In brief, this tastefully decorated property comprises: Welcoming entrance hallway, with access to a part boarded loft, beautiful open-plan lounge/dining area (measuring 18ft approximately) with windows to both front & rear aspects, kitchen with a range of fitted wall & base units & further access into a conservatory, two bedrooms & the stunning 2025 re-fitted family bathroom. Externally, the property enjoys a good sized, enclosed garden to rear which is largely laid to lawn, whilst the front is open aspect with a gravelled driveway offering parking for two vehicles. Flooded with natural light throughout, this is a lovely home & only via thorough internal inspection can the style, standard, layout & space be fully appreciated.

#### FREEHOLD

EPC Rating: TBC

Council Tax Band: A

#### ENTRANCE LOBBY

#### ENTRANCE HALLWAY

#### LOUNGE

18'9 x 10'10 (5.72m x 3.30m)

#### KITCHEN

10'4 x 7'6 (3.15m x 2.29m)

#### CONSERVATORY

11'3 x 7'5 (3.43m x 2.26m)

#### MASTER BEDROOM

10'10 x 10'6 (3.30m x 3.20m)

#### BEDROOM TWO

11'2 x 7'5 (3.40m x 2.26m)

#### 2025 RE-FITTED BATHROOM

7'3 x 5'5 (2.21m 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.



