



Garmondsway Road, West Cornforth, DL17

9HD

2 Bed - Bungalow - Semi Detached

£95,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

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.



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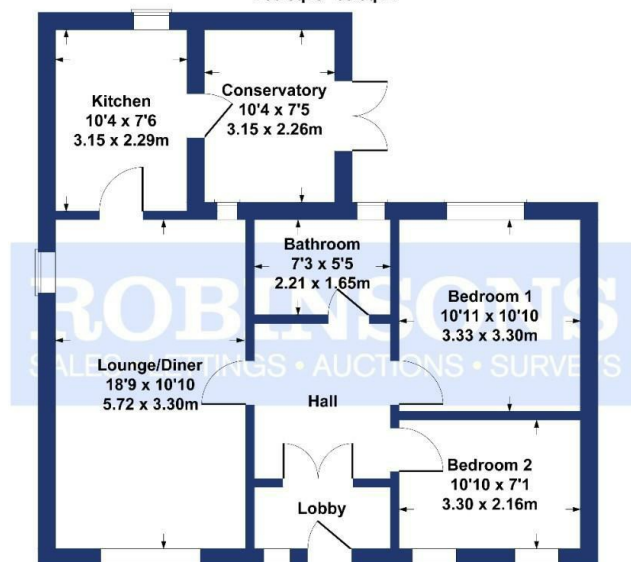
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Garmondsway Road, West Cornforth, DL17 9HD

Approximate Gross Internal Area  
733 sq ft - 68 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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