



St. Cuthberts Way, West Cornforth, DL17
9ND
3 Bed - House - Semi-Detached
Offers Over £140,000

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Positioned pleasantly in within a cul-de-sac of only six properties; we are thrilled to offer to the market with no onward chain, this deceptively spacious three bedroom semi detached house on St Cuthberts Way, within the popular, semi-rural location of West Cornforth. This impressive property ticks every box for the growing family; has easy access to all of the immediate amenities offered in & around the area itself, is within excellent commuting distance to both Sedgefield & Spennymoor & benefits further from gas central heating & double glazing throughout. In brief, this well proportioned residence comprises: Entrance porch into a welcoming entrance hallway with stairs to the first floor & access through to a useful ground floor cloaks/wc, a lovely lounge/diner (measuring 32ft approximately) with windows to both front & rear elevations, an equally as spacious breakfasting kitchen with a range of fitted wall & base units & access to the rear garden. The first floor landing boasts three bedrooms & a family bathroom with three piece suite. Externally, the home enjoys a good sized, enclosed garden to the rear which is largely laid to lawn, whilst the front is open aspect, with a lawned area & access to a 16ft (approximately) single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, potential & layout of this impressive property for sale.

EXTERNALLY**SINGLE GARAGE**

16'7 x 8'0 (5.05m x 2.44m)

INTERNAL IMAGES TO FOLLOW.

FREEHOLD

EPC Rating: C

Council Tax Band: C

ENTRANCE PORCH**ENTRANCE HALLWAY****GROUND FLOOR CLOAKS / WC****LOUNGE / DINING AREA**

23'9 x 11'4 (7.24m x 3.45m)

BREAKFASTING KITCHEN

18'4 x 9'9 (5.59m x 2.97m)

FIRST FLOOR LANDING**MASTER BEDROOM**

11'5 x 11'3 (3.48m x 3.43m)

BEDROOM TWO

10'11 x 10'9 (3.33m x 3.28m)

BEDROOM THREE

7'9 x 7'7 (2.36m x 2.31m)

FAMILY BATHROOM

7'6 x 5'6 (2.29m x 1.68m)



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	72
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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@robinsonswynyard.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.

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

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