



**Bridge Road, West Cornforth, DL17 9JL**  
**3 Bed - House - Terraced**  
**£105,000**

**ROBINSONS**  
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It is with pleasure that we offer to the market with no onward chain; this outstanding 'cottage style' terraced house with three double bedrooms & two family bathrooms, pleasantly situated on Bridge Road, within the highly sought after, family orientated location of West Cornforth. This stunning residence ticks all the boxes for the larger family, is flooded with natural light throughout & oozes charm, character & authenticity. Having easy access to all of the immediate amenities offered in Cornforth itself, the property is only a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside & benefits further from gas central heating & double glazing throughout. In brief, this deceptively spacious residence comprises: Welcoming entrance lobby with access through to a beautiful, open-plan dining room (measuring 13ft approximately), kitchen with a range of wall & base units, a separate lounge with two windows to side elevation & feature fireplace, two further hallways; one of which leads to the rear & has access to a ground floor family bathroom whilst the other provides access to the first floor. The first floor itself boasts three double bedrooms (the master bedroom hosting its own walk-in wardrobe) & a second family bathroom with modern three piece suite. Externally, the property enjoys an excellent sized, shared garden to the side which is largely laid to lawn, with a further shared yard to the rear. Only via thorough internal inspection can the size, layout, style, charm & 'quirkiness' of this tremendous property be fully appreciated.

EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

#### **KITCHEN**

14'5 x 8'8 (4.39m x 2.64m)

#### **DINING ROOM**

13'4 x 9'5 (4.06m x 2.87m)

#### **LOUNGE**

16'9 x 12'0 (5.11m x 3.66m)

#### **REAR LOBBY**

#### **BATHROOM**

6'10 x 5'1 (2.08m x 1.55m)

#### **REAR LOBBY**

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

13'5 x 11'10 (4.09m x 3.61m)

#### **BEDROOM TWO**

13'4 x 12'2 (4.06m x 3.71m)

#### **BEDROOM THREE**

14'4 x 8'10 (4.37m x 2.69m)

#### **BATHROOM**

9'7 x 6'7 (2.92m x 2.01m)

#### **EXTERNALLY**







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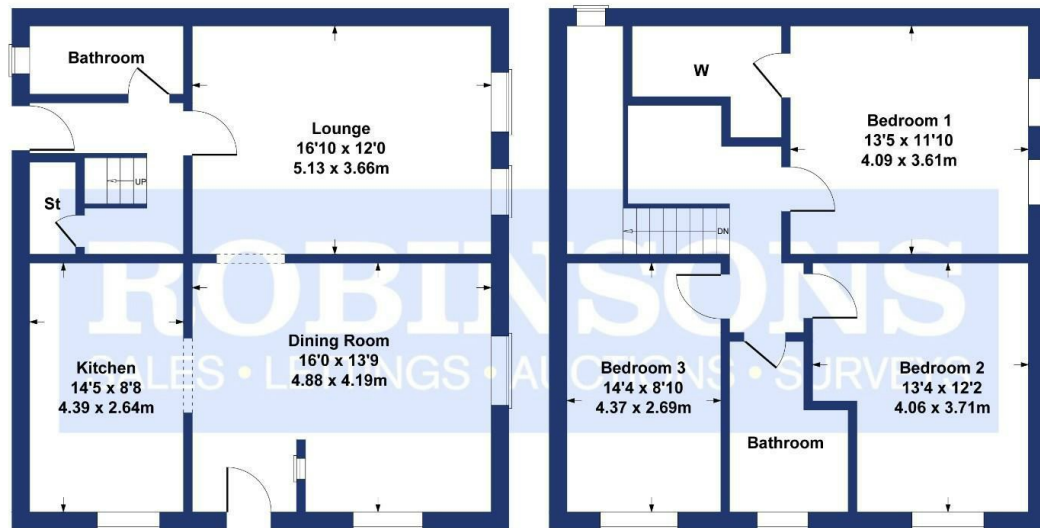
Strategic Marketing Plan

Dedicated Property Manager

Bridge Road, West Cornforth, DL17 9JL

Approximate Gross Internal Area

1421 sq ft - 132 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. 2023

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		

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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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