



Ash Terrace, West Cornforth, DL17 9NL  
3 Bed - House - Semi-Detached  
£595 Per Month

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## Ash Terrace West Cornforth, DL17 9NL

We are delighted to offer to let this impressive three bedroom semi detached house with single garage, positioned pleasantly on Ash Terrace, within the popular, family orientated location of West Cornforth. Having easy access to all of the local amenities offered in & around the area itself, the property is a short drive into the neighbouring village of Sedgefield, 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. An ideal opportunity for the young family, this well proportioned property briefly comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation, an impressive 2024 re-fitted kitchen/dining area (measuring 18ft approximately) & access to an additional utility room. The first floor landing boasts three good sized bedrooms, bathroom & a separate wc. Externally, the property enjoys an enclosed garden to the rear which is largely laid to lawn, whilst an additional garden is situated at the front, accompanied alongside a spacious driveway offering ample vehicle parking with access to a single garage measuring 20ft (approximately). We encourage thorough internal inspection in order to fully appreciate the space, style & layout of this deceptively spacious property available.

Working Applicants Preferred - No Pets - No Smokers  
Tenants required earnings £18,000  
Guarantors required earnings £21,600  
EPC Rating: D  
Council Tax Band: A











**ENTRANCE HALLWAY**

**LOUNGE**

14'2 x 11'10 (4.32m x 3.61m)

**KITCHEN / DINING AREA**

18'0 x 8'4 (5.49m x 2.54m)

**UTILITY ROOM**

11'0 x 7'8 (3.35m x 2.34m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

11'4 x 10'1 (3.45m x 3.07m)

**BEDROOM TWO**

9'8 x 8'0 (2.95m x 2.44m)

**BEDROOM THREE**

8'0 x 7'8 (2.44m x 2.34m)

**BATHROOM**

**SEPARATE WC**

**EXTERNALLY**

**SINGLE GARAGE**

20'0 x 9'3 (6.10m x 2.82m)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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