



Linden Road

West Cornforth, Ferryhill, DL17 9NR

Price £120,000



Spacious three bedroomed semi-detached family home situated on Linden Road, West Cornforth. The property benefits from a gated driveway with lawned garden to the front along with a further large garden to the rear. Located just a short distance from local amenities including a primary school and convenience stores, further facilities are access in the nearby towns which provide secondary schools, supermarkets, restaurants, retail stores, cafes and high street shops. There is a regular bus service through the village, whilst the A1(M) is close by for commuters.

In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen, conservatory and utility room to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, there is a dual length block-paved driveway to the front along with a lawned garden with perimeter borders. To the rear, there is a further enclosed and well maintained garden mainly laid to lawn with patio space ideal for outdoor seating and furniture along with hedged perimeter borders.



Living Room 14'9" x 11'5" (4.5m x 3.5m)

Bright and spacious living room located to the rear of the property offering ample space for furniture with French doors leading into the conservatory.

Dining Room 11'9" x 11'5" (3.6m x 3.5m)

Another well-proportioned reception room with space for a table, chairs and further furniture, neutral decor and bay window to the front elevation allowing lots of natural light.

Kitchen 11'5" x 7'10" (3.5m x 2.4m)

The kitchen is fitted with a range of wall, base and drawer units, complementing wood effect work surfaces, tiled splashbacks and sink/drain unit along with an integrated oven, hob and overhead extractor hood. Space is available for further free standing appliances and the breakfast bar offers an additional seating area.

Conservatory 11'1" x 8'8" (3.4m x 2.65m)

The conservatory is a great addition to the property and offers an additional reception space with panoramic windows overlooking the rear garden.

Utility Room 4'11" x 4'11" (1.5m x 1.5m)

The utility room provides additional storage and plumbing for a washing machine.

Master Bedroom 11'9" x 11'5" (3.6m x 3.5m)

Generously sized master bedroom with space for a king-sized bed and further furniture, neutral decor and window to the front elevation.

Bedroom Two 11'9" x 11'5" (3.6m x 3.5m)

Another large double bedroom with ample space for furniture and window to the rear elevation.

Bedroom Three 8'6" x 8'0" (2.6m x 2.44m)

The third bedroom is a large single room with window to the front elevation.

Bathroom 8'6" x 7'10" (2.6m x 2.4m)

Modern family bathroom fitted with a panelled bath with overhead shower, WC and wash hand basin.

External

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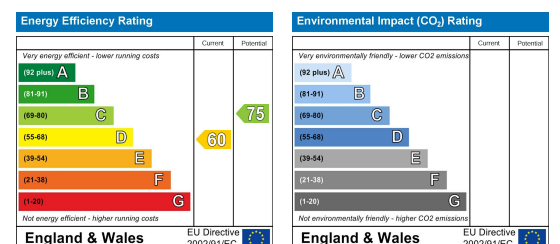
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.