



Vicarage Road, West Cornforth, DL17 9JW
3 Bed - House - Terraced
£99,950

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Nestled within the heart of West Cornforth, we are thrilled to offer to the market with no onward chain; this deceptively spacious 'period' style terraced house with three bedrooms, family bathroom & separate shower room. Oozing character & authenticity throughout, this lovely property was constructed in 1911 & successfully retains the charm of its original build. Having easy access to all of the local amenities offered in the immediate area itself, the property is a short drive to both Sedgfield & Spennymoor, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside & benefits further from gas central heating via a combi boiler & double glazing throughout. This property has been a loving home to the current owners for over 20 years & briefly comprises: Welcoming entrance hallway with stairs to the first floor, a stunning lounge (measuring 15ft approximately) with bay window to front elevation, separate dining room with an equally as lovely bay window overlooking the rear, kitchen with a range of fitted wall & base units, rear lobby & access to a useful ground floor shower room. The first floor landing boasts three bedrooms (two of which are double) & a family bathroom. Externally, the property enjoys an enclosed, South-facing rear garden with useful outhouse storage areas whilst an additional single garage lies beyond the garden. We thoroughly recommend full internal inspection in order to fully appreciate the style, size, space & layout of this well proportioned home for sale.

EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE

15'10 x 14'3 (4.83m x 4.34m)

SEPARATE DINING ROOM

13'9 x 11'5 (4.19m x 3.48m)

KITCHEN

9'1 x 7'8 (2.77m x 2.34m)

REAR LOBBY

SHOWER ROOM

5'4 x 3'10 (1.63m x 1.17m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'0 x 12'1 (3.96m x 3.68m)

BEDROOM TWO

11'6 x 9'9 (3.51m x 2.97m)

BEDROOM THREE

7'1 x 6'0 (2.16m x 1.83m)

FAMILY BATHROOM

9'2 x 7'2 (2.79m x 2.18m)

EXTERNALLY

SINGLE GARAGE



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-120	A	
	92-104	B	
	82-91	C	
	69-81	D	
	55-68	E	
	41-54	F	
	21-40	G	
Not energy efficient - higher running costs	1-20		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-120	A	
	92-104	B	
	82-91	C	
	69-81	D	
	55-68	E	
	41-54	F	
	21-40	G	
Not environmentally friendly - higher CO ₂ emissions	1-20		
England & Wales	EU Directive 2002/91/EC		

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