



Howard Close, West Cornforth, DL17 9LF  
3 Bed - House - Mid Terrace  
Offers Over £104,950

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An absolute credit to its current owner; it is with pleasure that we present to the market this exceptionally well presented three bedroom mid-link house on Howard Close, positioned within the popular, family orientated location of West Cornforth. This deceptively spacious residence boasts a neutral decor throughout & is the ideal purchase for first time buyers/young families or those looking to downsize. Having easy access to all of the local amenities offered in & around the area & within excellent commuting distance to Spennymoor, Durham City & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this immaculate residence comprises: Welcoming entrance hallway with stairs to the first floor & useful ground floor cloaks/wc, a 14ft (approximately) lounge with window to front elevation & an open-plan kitchen/dining area with a range of fitted wall & base units & access to rear. The first floor landing boasts three bedrooms & a lovely family bathroom with modern three piece suite. Externally, the home enjoys an enclosed, low maintenance garden to the rear with allocated parking bay. We urge clients not to miss out on this excellent opportunity to acquire this tastefully decorated home & thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of property for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

**LOUNGE**  
14'7 x 11'3 (4.45m x 3.43m)

**KITCHEN / DINING AREA**  
14'7 x 9'1 (4.45m x 2.77m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
14'7 x 8'2 (4.45m x 2.49m)

**BEDROOM TWO**  
9'2 x 7'9 (2.79m x 2.36m)

**BEDROOM THREE**  
7'1 x 6'8 (2.16m x 2.03m)

#### **FAMILY BATHROOM**

#### **EXTERNALLY**





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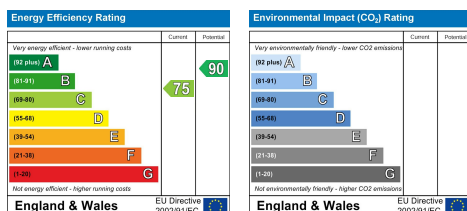
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