

Poplar Terrace, West Cornforth, DL17 9EL
2 Bed - House - Terraced
£64,950

ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

It is with pleasure that we offer to the market with no onward chain; this exceptionally well presented terraced house with two bedrooms, situated pleasantly within the family orientated location of Poplar Terrace, West Cornforth. Originally a three bedroom home, the property now stands as a two bedroom residence with family bathroom to the ground floor & an additional shower room to the first floor (which was originally bedroom three). This deceptively spacious property is the perfect purchase for first time buyers, but-to-let investors or those looking to downsize. Having easy access to all of the local amenities offered in & around the immediate area itself, the property is a short drive into both Sedgefield & Spennymoor, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits from gas central heating & double glazing throughout. In brief, this tastefully decorated home comprises: entrance lobby with stairs to first floor, spacious lounge with bow window to front elevation, an impressive 14ft (approximately) dining room, kitchen with a range of wall & base units, rear lobby with access to rear & a ground floor bathroom. The first floor landing boasts two good sized bedrooms & a re-fitted shower room. Externally, there is an enclosed yard to rear with on-street parking to front & forecourt. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this superb property for sale.

EXTERNALLY

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
13'0 x 12'4 (3.96m x 3.76m)

SEPARATE DINING ROOM
14'9 x 11'3 (4.50m x 3.43m)

KITCHEN
8'9 x 7'9 (2.67m x 2.36m)

REAR LOBBY

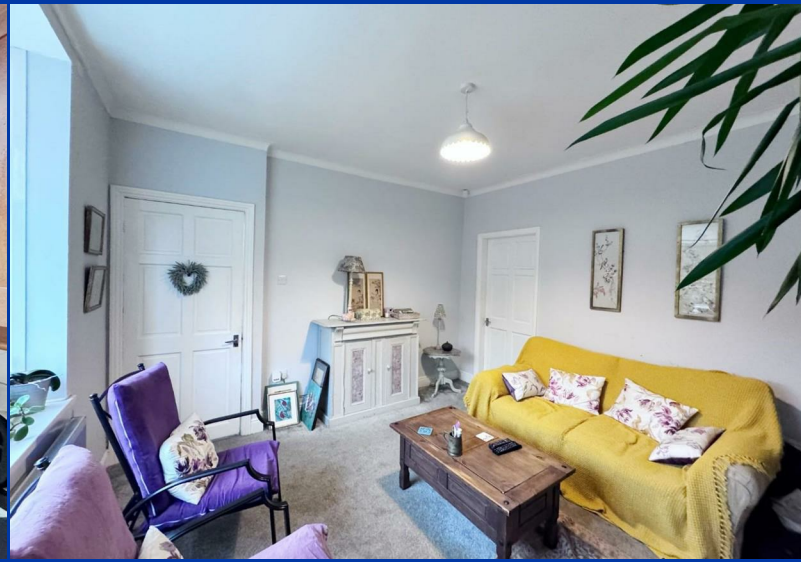
BATHROOM
7'10 x 7'2 (2.39m x 2.18m)

FIRST FLOOR LANDING

MASTER BEDROOM
16'0 x 12'3 (4.88m x 3.73m)

BEDROOM TWO
11'4 x 8'0 (3.45m x 2.44m)

SHOWER ROOM
7'11 x 7'10 (2.41m x 2.39m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

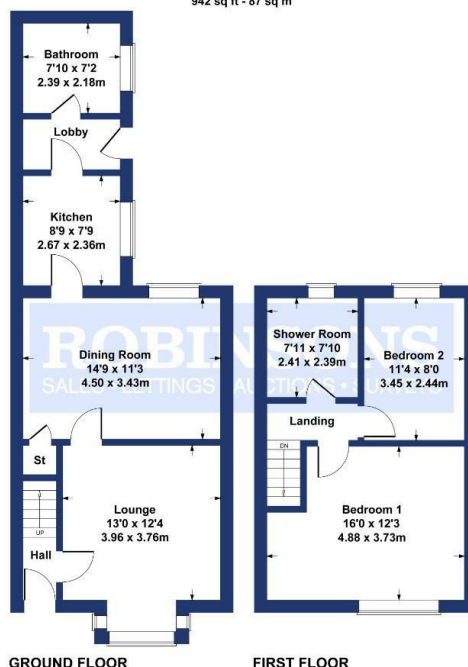
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Poplar Terrace, West Cornforth, DL17 9EL

Approximate Gross Internal Area
942 sq ft - 87 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 A			
85-104 B			
65-84 C			
45-64 D			
25-44 E			
10-24 F			
1-9 G			
Not energy efficient - higher running costs			
England & Wales		69	74
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-120 A			
85-104 B			
65-84 C			
45-64 D			
25-44 E			
10-24 F			
1-9 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk