



Barratt Way, West Cornforth, DL17 9LT
3 Bed - House - End Terrace
£99,950

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We are delighted to offer to the market with no onward this exceptionally well presented end-terrace house with three bedrooms on Barratt Way, within the popular, family orientated location of West Cornforth. This deceptively spacious residence enjoys stunning open countryside views to the front elevation, benefits from gas central heating via a combi boiler & double glazing throughout & is the ideal purchase for the growing family. Having easy access to all of the immediate 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 & Teesside. In brief, this tastefully decorated home comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, an impressive lounge/dining area which runs the depth of the property (measuring 21ft approximately) & a kitchen with a range of fitted wall & base units. The first floor landing boasts three good sized bedrooms & a larger than average family bathroom with four piece suite. Externally, the property enjoys an enclosed South-facing garden which is largely laid to lawn whilst a smaller enclosed garden area lies to the front. We thoroughly encourage full internal inspection in order to fully appreciate the style, standard, quality, layout & space of this impressive property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

KITCHEN
10'7 x 8'8 (3.23m x 2.64m)

LOUNGE / DINING AREA
21'2 x 11'7 (6.45m x 3.53m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'10 x 10'9 (3.61m x 3.28m)

BEDROOM TWO
10'7 x 9'10 (3.23m x 3.00m)

BEDROOM THREE
10'10 x 6'8 (3.30m x 2.03m)

BATHROOM
8'9 x 7'6 (2.67m x 2.29m)

EXTERNALLY



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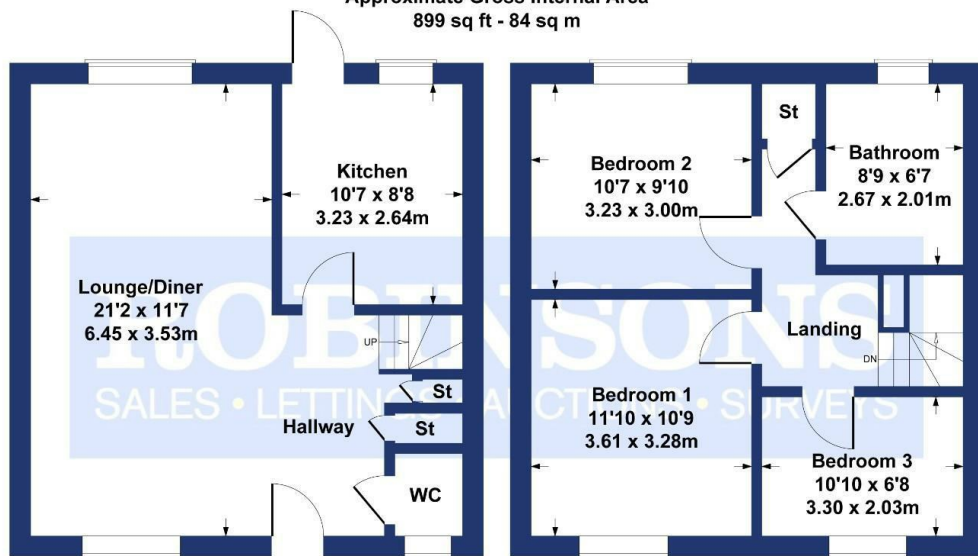
Strategic Marketing Plan

Dedicated Property Manager

Barratt Way, West Cornforth, DL17 9LT

Approximate Gross Internal Area

899 sq ft - 84 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	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(41-54)	E		
(21-40)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

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