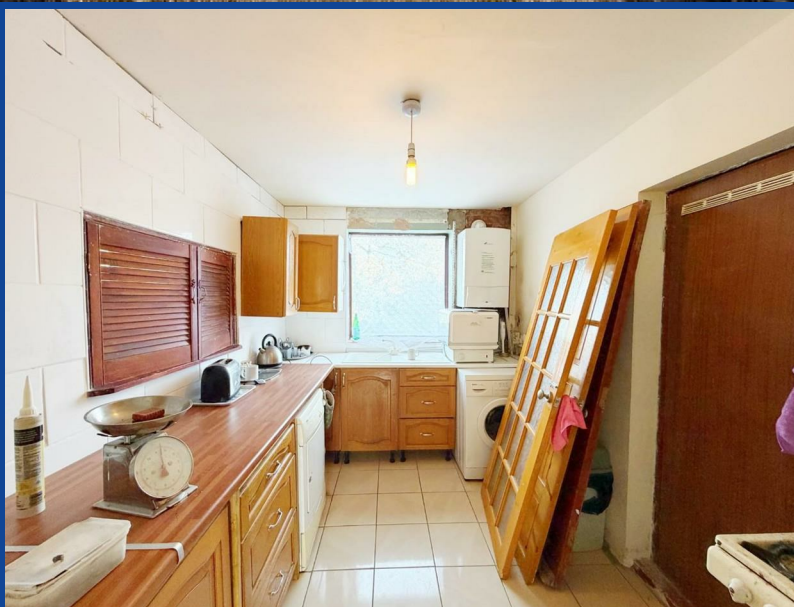
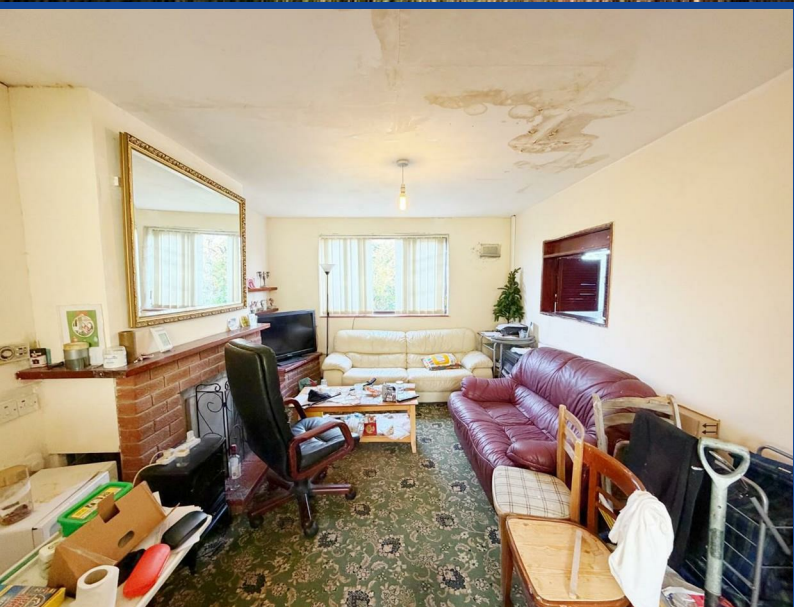




Linden Road, West Cornforth, DL17 9NR
3 Bed - House - Semi-Detached
£55,000

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Occupying a superb plot to rear elevation, we are delighted to present to the market with no onward chain; this deceptively spacious three bedroom semi detached house on Linden Road, within the popular, family orientated location of West Cornforth. This impressive property does require full internal modernisation throughout & is the perfect purchase for clients seeking a residence which they can 'put their own stamp on'. Having easy access to all of the local amenities offered in & around both Sedgfield & Spennymoor & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, open-plan lounge/dining room which runs the depth of the property & has windows to both front & rear elevations, kitchen with a range of fitted wall & base units & access to a useful outhouse. The first floor landing boasts three bedrooms (two of which are double) & a family bathroom. Externally, the property enjoys a superb sized, enclosed garden to rear, whilst to the front there is another garden area, accompanied by a spacious driveway offering off street parking. We thoroughly encourage full internal inspection in order to fully appreciate the style, layout & potential of this nicely positioned property for sale.

DISCLAIMER: Please note - this property is to be sold as seen.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE / DINING AREA
23'11 x 11'7 (7.29m x 3.53m)

KITCHEN
12'2 x 7'8 (3.71m x 2.34m)

OUTHOUSE

FIRST FLOOR LANDING

MASTER BEDROOM
11'8 x 11'7 (3.56m x 3.53m)

BEDROOM TWO
11'11 x 11'7 (3.63m x 3.53m)

BEDROOM THREE
8'8 x 7'11 (2.64m x 2.41m)

BATHROOM
8'9 x 7'10 (2.67m x 2.39m)

EXTERNALLY



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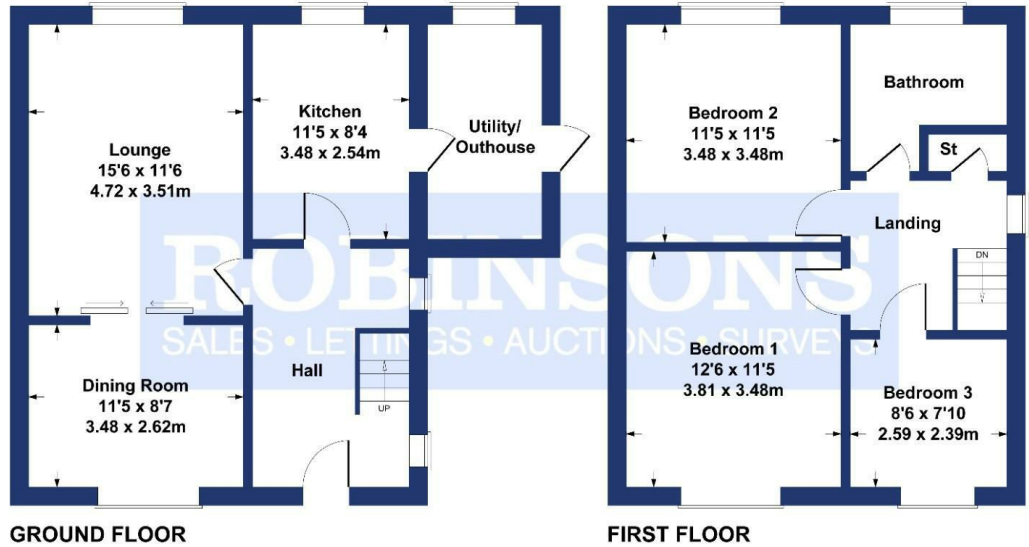
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Linden Road, West Cornforth, DL17 9NR

Approximate Gross Internal Area
1087 sq ft - 101 sq m



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		
(91-99)	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		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	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.

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

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