



BIRCH ROAD

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Birch Road West Cornforth, Ferryhill, DL17 9EW

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Price £80,000

This three bedroomed semi detached property is located on Birch Road, in West Cornforth. This property is ideal for investment, sold with tenants in situ. It is within walking distance of a range of the villages amenities, including local shops, the post office, healthcare services, cafés and pubs and also both community parks and the local primary school. West Cornforth is only approx. 7 miles South of the city Durham and approx. 23miles from Newcastle. This location is just off the A1 (M) which allows for access both North and South.

In brief this property comprises of an entrance hallway, living room, dining room, conservatory and kitchen to the ground floor. The first floor contains three great sized bedrooms and the bathroom. Externally this property has a block paved gated drive, allowing for off street parking for one vehicle as well as both front and back gardens.

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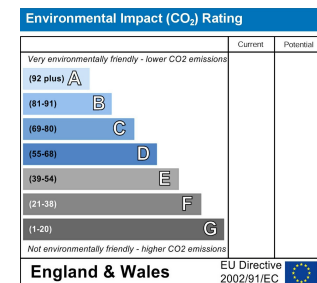
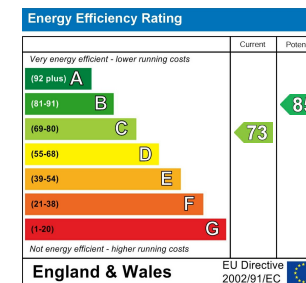
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

13'9" x 12'6"
Large living room located to the front of the property, with ample space for furniture and large window to the front elevation.

Dining Room

10'8" x 10'4"
The dining room is another good size with space for a table and chairs, further furniture and sliding doors to the rear leading into the conservatory.

Kitchen

9'10" x 9'4"
The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, splash backs and sink/drainers unit. Fitted with an integrated oven, hob and overhead extractor along with space for further free standing appliances.

Conservatory

12'5" x 9'4"
The conservatory provides a further seating area with French doors leading into the garden.

Master Bedroom

12'7" x 9'10"
The master bedroom is a double bedroom with fitted units and window to the front elevation.

Bedroom Two

10'4" x 10'2"
The second bedroom is a double bedroom with window to the rear elevation.

Bedroom Three

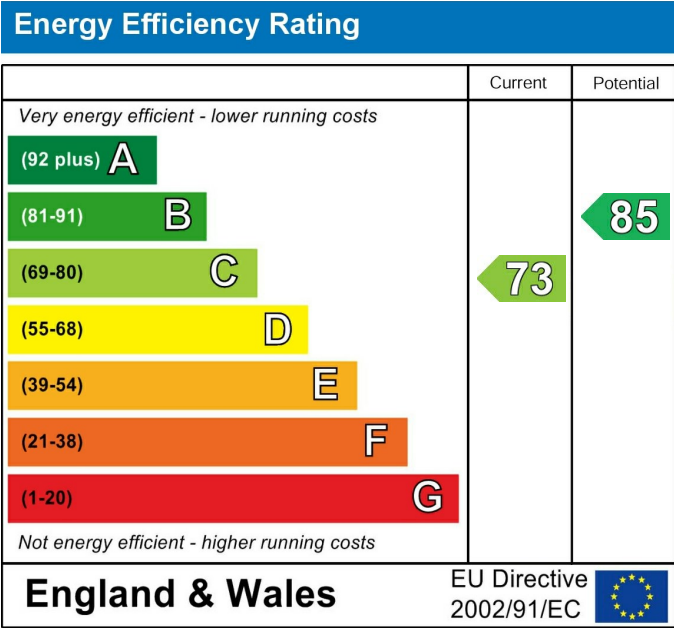
9'7" x 9'1"
The third bedroom is a single room with window to the front elevation.

Bathroom

7'6" x 5'4"
The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

External

Externally this property has a block paved gated drive, allowing for off street parking for one vehicle as well as both front and back gardens.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



