



**8 Oak Terrace, West Cornforth, DL17 9NW**

**£79,950**

We are pleased to offer to the market this well presented three bedroom semi-detached family home in West Cornforth, The property benefits from gas central heating, double glazing, modern fitted kitchen, white family bathroom suite, gardens and off road parking. Viewing is recommended, available with no onward chain.



## Ground Floor

### Entrance Vestibule

Has UPVC entrance door and staircase leading to the first floor.

### Lounge 14'0 x 12'1 (4.27m x 3.68m)



Has central heating radiator and storage cupboard housing combination gas boiler.

### Dining Room 17'10 x 8'2 (5.44m x 2.49m)



Has central heating radiators x2

### Kitchen 11'0 x 7'8 (3.35m x 2.34m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven with gas hob and extractor canopy, tiled splash backs, plumbing for automatic washing machine, laminate flooring, central heating radiator and UPVC entrance door leading out onto rear garden.

## First Floor

### Bedroom 1 10'9 x 17'11 (3.28m x 5.46m)



Has central heating radiator.

### Bedroom 2 9'9 x 7'2 (2.97m x 2.18m)



Has central heating radiator.

### Bedroom 3 7'7 x 10'10 (2.31m x 3.30m)



Has central heating radiator.

## Bathroom WC



Has white suite comprising: panel bath, hand wash basin, WC, single shower cubicle with electric shower, chrome heated towel radiator, part tiled walls and laminate flooring.

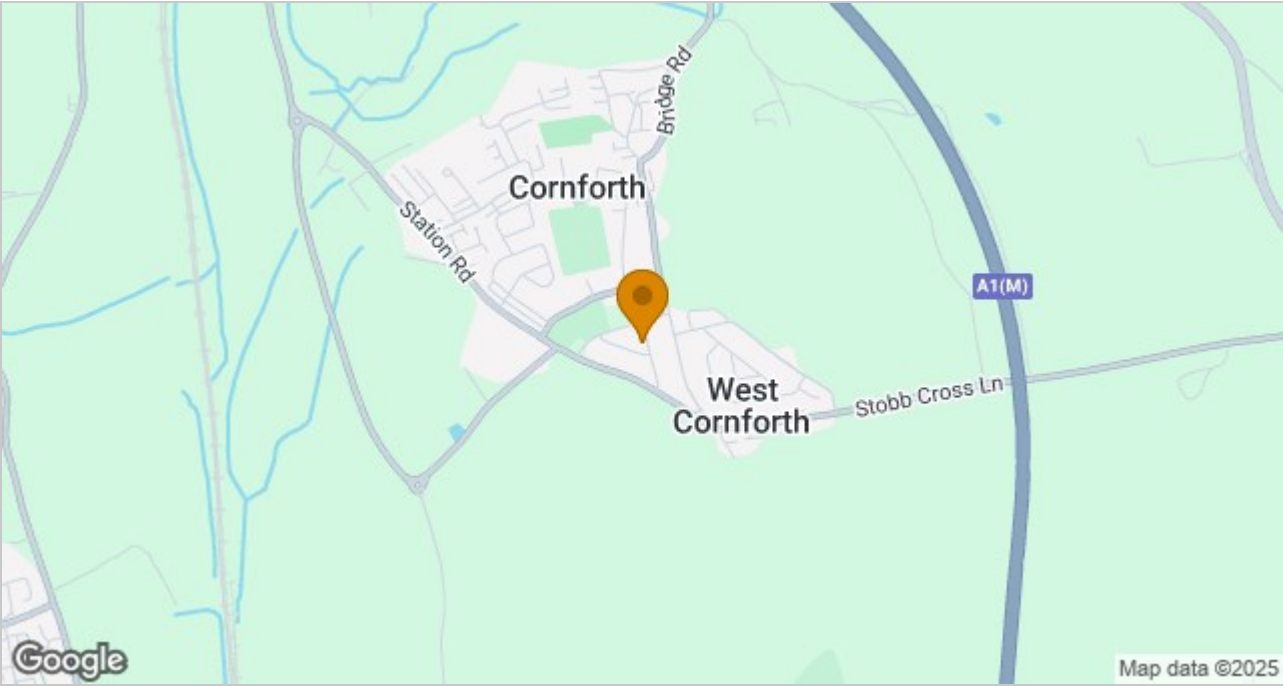
## Exterior

The front of the property has double access gates leading to off road parking and garden laid to lawn, to the rear is an enclosed garden laid to lawn.

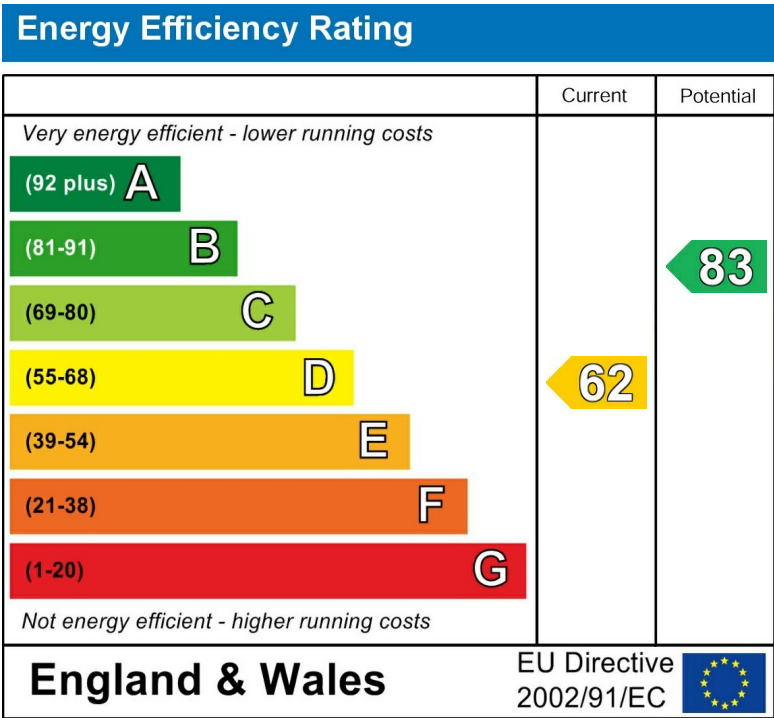
## Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph



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