



Chester Crescent

West Comforth DL17 9PD

Offers In The Region Of £70,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Chester Crescent

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- No chain involved
- EPC Rating - TBC
- Neutral decor

- Investment opportunity
- Good road links for commuting
- Recently laid floorings

- Perfect also for First Time Buyers
- Two double bedrooms
- Combi gas central heating and UPVC double glazing

Available for sale with no onward chain, viewing of this semi detached house with two double bedrooms is highly recommended. The property has neutral decor, recently laid floorings and a combi gas central heating system.

The spacious floor plan comprises of an entrance hall, open plan living and dining room and modern kitchen. To the first floor there are two double bedrooms and a bathroom/WC. Externally the property has gardens to the front and rear and a brick built outbuilding.

Chester Crescent is a rarely available location within the village of West Cornforth, which offers a range of local amenities and has good road and public transport links for commuting.

GROUND FLOOR

Hall

Entered via UPVC door. Having stairs leading to the first floor, a UPVC double glazed window to the side and radiator.

Living Room

19'9" x 9'2" min (6.02 x 2.80 min)

Spacious reception room with UPVC double glazed windows to the front and rear and two radiators.

Kitchen

11'8" x 7'4" (3.57 x 2.25)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, an electric cooker point, a fridge/freezer space and plumbing for a washing machine. Further features include tiled splashbacks, a radiator, a UPVC double glazed window to the rear, further window to the side and external door.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side and access to the loft.

Bedroom One

17'1" x 9'5" (5.23 x 2.88)

Generous double bedroom with two UPVC double glazed windows to the front, a radiator and storage cupboard housing.

Bedroom Two

10'8" x 10'0" (3.27 x 3.07)

Further double bedroom with a UPVC double glazed window to the rear, wall mounted combi gas central heating boiler and radiator.

Bathroom/WC

6'1" x 5'5" (1.86 x 1.67)

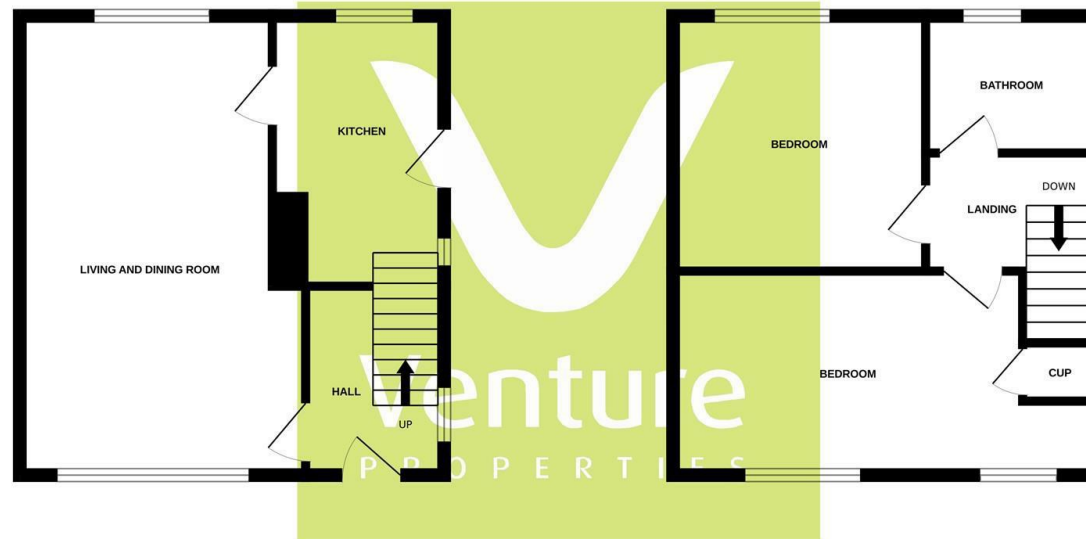
Comprising of a panelled bath with mixer shower, pedestal wash basin, WC, radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is an open plan lawned garden, whilst to the rear is a further enclosed garden with lawn and brick built outbuilding.

GROUND FLOOR

FIRST 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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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)

Energy Performance Certificate Grade TBC

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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