



**Glebe Villas, West Cornforth, DL17 9HT**  
**2 Bed - Bungalow - Semi Detached**  
**£60,000**

**ROBINSONS**  
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We are delighted to offer to the market with no onward chain; this impressive two bedroom semi detached bungalow, positioned pleasantly on Glebe Villas, within the popular, family orientated location of West Cornforth. Having easy access to all of the local 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 & benefits further from gas central heating & double glazing throughout. This well proportioned property briefly comprises: Welcoming entrance lobby, spacious lounge with window to front elevation, inner hallway, kitchen/dining area with a range of fitted wall & base units, two bedrooms & shower room. Externally, the property enjoys a low maintenance, enclosed garden to the rear which is largely laid to lawn, whilst a spacious driveway & further enclosed garden area is situated to the front. We encourage thorough internal inspection in order to fully appreciate the space, style, quality & layout of this deceptively spacious property available.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

FREEHOLD  
EPC Rating: C  
Council Tax Band: A

#### **ENTRANCE LOBBY**

#### **LOUNGE**

11'8 x 10'9 (3.56m x 3.28m)

#### **INNER HALLWAY**

#### **KITCHEN**

10'7 x 8'11 (3.23m x 2.72m)

#### **MASTER BEDROOM**

10'6 x 9'3 (3.20m x 2.82m)

#### **BEDROOM TWO**

10'6 x 8'0 (3.20m x 2.44m)

#### **SHOWER ROOM**

6'7 x 5'8 (2.01m x 1.73m)

#### **EXTERNALLY**

#### **DISCLAIMER**

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

#### **COMPLIANCE**



# OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC 	

England & Wales

## 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  
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E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
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## CROOK

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## SPENNYMOOR

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## SEDFIELD

3 High Street  
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T: 01740 621777  
E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

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E: info@robinsonswynyrd.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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

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