

**Moneys Buildings, West Cornforth, DL17  
9JG  
2 Bed - House - End Terrace  
£115,500**

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It is with pleasure that we offer to the market with no onward, chain this deceptively spacious end-terraced house with two double bedrooms on Moneys Buildings, within the popular, family orientated location of West Cornforth. This well proportioned residence has been thoroughly upgraded & modernised throughout enjoying a full refurbishment in 2025/2026, boasting a a re-fitted kitchen/dining area, a re-fitted bathroom, full re-decoration & brand new carpets throughout. Having easy access to all of the local amenities offered in the area itself, the property is a short drive to both Sedgefield & Spennymoor, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a 'Baxi' combi boiler & double glazing. In brief, the property itself comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge (measuring 15ft x 14ft approximately) with feature liquid eco-burner with living flame & window to front elevation, the stunning 2025/2026 re-fitted kitchen/diner (measuring 18ft approximately) with a range of fitted wall & base units & French doors to the rear garden. The first floor landing boasts two double bedrooms & the 2025/2026 re-fitted family bathroom with modern three piece suite. Externally, the property enjoys a good sized yard to rear with outhouse whilst to the side elevation, there is a larger than average garden area measuring 22.5m x 19m approximately) which would make the most sensational landscaped garden (should a new purchaser wish to doso). We thoroughly encourage full internal inspection in order to fully appreciate the style, standard, layout & quality of this impressive property for sale.

FREEHOLD  
EPC Rating: D  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

**LOUNGE**  
15'5 x 14'3 (4.70m x 4.34m)

**KITCHEN**  
18'10 x 7'9 (5.74m x 2.36m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
15'2 x 11'3 (4.62m x 3.43m)

**BEDROOM TWO**  
11'7 x 10'6 (3.53m x 3.20m)

**FAMILY BATHROOM**  
7'1 x 6'10 (2.16m x 2.08m)

#### **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**

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.



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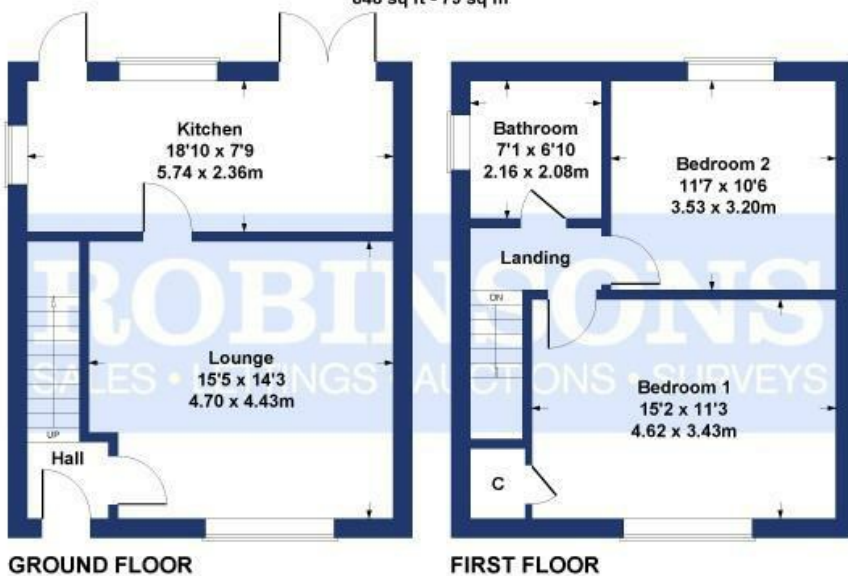
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Strategic Marketing Plan

Dedicated Property Manager

## Moneys Buildings, West Cornforth, DL17 9JG

Approximate Gross Internal Area  
848 sq ft - 79 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 85        |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (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                             |           |

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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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