

Verdun Terrace, West Cornforth, DL17 9LN
2 Bed - House - End Terrace
£69,950

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Positioned pleasantly within the popular, semi-rural location of West Cornforth; we are delighted to offer to the market this deceptively spacious end-terraced house with two bedrooms (& additional loft space) & single garage on Verdun Terrace. This well proportioned residence is the perfect purchase for young families/first time buyers, is tastefully decorated throughout & benefits further from gas central heating via a combi boiler & double glazing. Having easy access to all of the local amenities offered in & around the immediate area itself, the home is within excellent commuting distance to all major road links/bus routes leading to Durham City, Darlington & Teesside. In brief, this impressive property comprises: Welcoming entrance lobby with stairs to the first floor, stunning lounge which is flooded with natural light enjoying windows to both front & side elevations & a stunning open-plan kitchen/dining area with a range of fitted wall & base units & access to rear. The first floor landing boasts two good sized bedrooms & family bathroom with modern three piece suite. Additionally, a staircase from the landing leads to a spectacular sized loft space (measuring 14ft x 11ft approximately) with velux window. Externally, this lovely home enjoys a well maintained yard to the rear elevation with paved patio & further access to a single garage (measuring 16ft approximately), whilst the front is open aspect. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & standard of this impressive property for sale.

FREEHOLD

Council Tax Band: A

EPC Rating: E

ENTRANCE HALLWAY

LOUNGE

15'5 x 13'0 (4.70m x 3.96m)

KITCHEN / DINING AREA

16'5 x 8'3 (5.00m x 2.51m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'5 x 9'10 (3.78m x 3.00m)

BEDROOM TWO

11'3 x 8'0 (3.43m x 2.44m)

FAMILY BATHROOM

8'0 x 7'11 (2.44m x 2.41m)

LOFT SPACE

14'10 x 11'1 (4.52m x 3.38m)

EXTERNALLY

SINGLE GARAGE

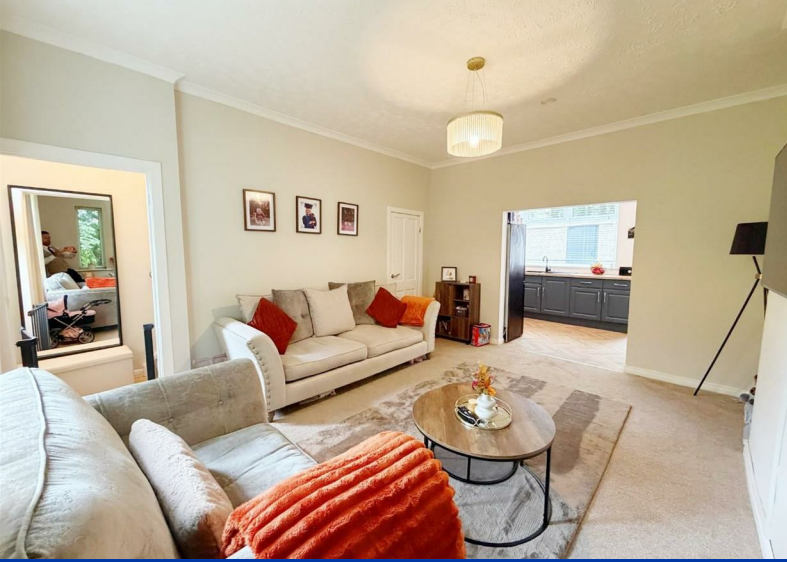
16'0 x 8'2 (4.88m x 2.49m)

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.



OUR SERVICES

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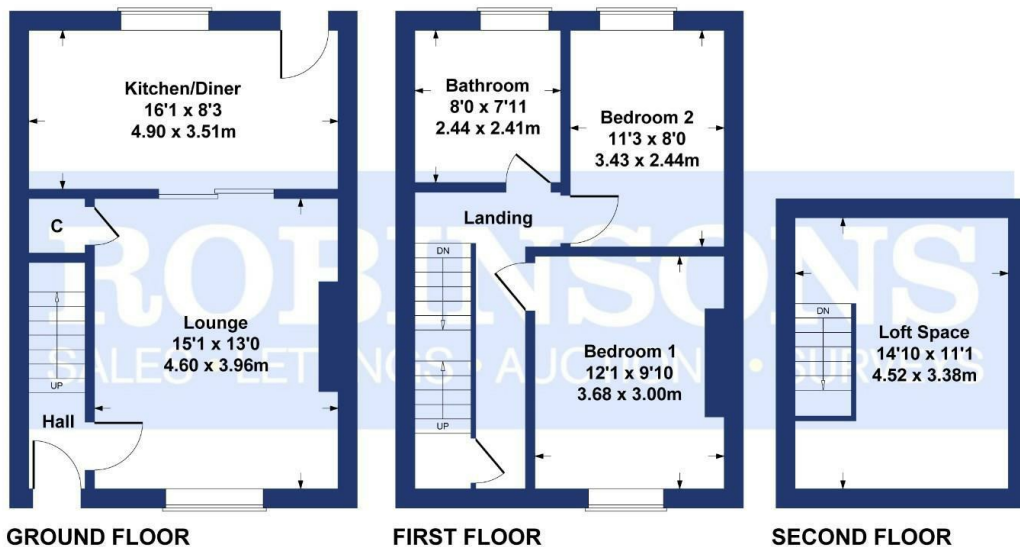
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Verdun Terrace, West Cornforth, DL17 9LN

Approximate Gross Internal Area
923 sq ft - 86 sq m



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	82
(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.

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



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