



**Coronation Terrace, West Cornforth, DL17
9LR
2 Bed - House - Mid Terrace
£54,950**

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We are delighted to offer to the market with no onward chain; this deceptively spacious terraced house with two double bedrooms pleasantly situated on Coronation Terrace, within the popular, family orientated location of West Cornforth. This well proportioned residence has been exceptionally well maintained throughout & is the perfect purchase for first time buyers or buy-to-let investors. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits 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 with window to front elevation, separate dining room & kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & family bathroom with three piece suite. Externally, the property enjoys an enclosed yard to rear whilst an additional garden area is positioned to the front. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this impressive property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
13'10 x 12'4 (4.22m x 3.76m)

SEPARATE DINING ROOM
15'9 x 11'6 (4.80m x 3.51m)

KITCHEN
14'5 x 7'5 (4.39m x 2.26m)

FIRST FLOOR LANDING

MASTER BEDROOM
13'8 x 13'0 (4.17m x 3.96m)

BEDROOM TWO
10'4 x 9'7 (3.15m x 2.92m)

BATHROOM
7'2 x 6'6 (2.18m x 1.98m)

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.



OUR SERVICES

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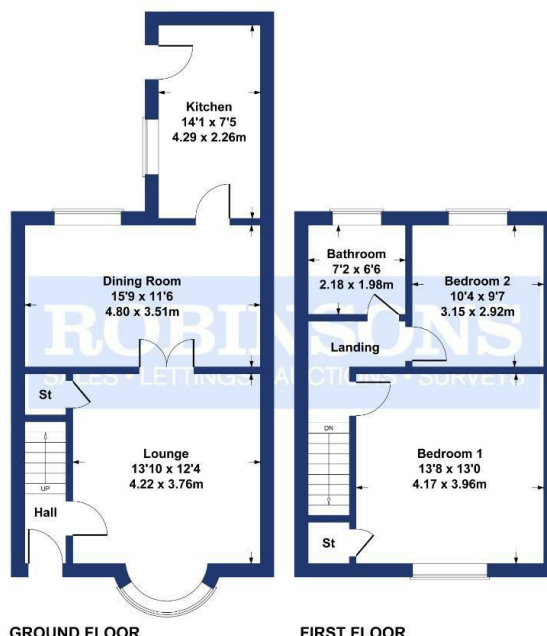
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Coronation Terrace, West Cornforth, DL17 9LR

Approximate Gross Internal Area
968 sq ft - 90 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		
(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		

DURHAM

1-3 Old Elvet

DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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WYNYARD

The Wynd

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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.



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