



St. Cuthberts Way, West Cornforth, DL17  
9ND  
3 Bed - House - Semi-Detached  
£144,950

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Positioned pleasantly in within a cul-de-sac of only six properties; we are thrilled to offer to the market with no onward chain, this deceptively spacious three bedroom semi detached house on St Cuthberts Way, within the popular, semi-rural location of West Cornforth. This impressive property ticks every box for the growing family; has easy access to all of the immediate amenities offered in & around the area itself, is within excellent commuting distance to both Sedgefield & Spennymoor & benefits further from gas central heating & double glazing throughout. In brief, this well proportioned residence comprises: Entrance porch into a welcoming entrance hallway with stairs to the first floor & access through to a useful ground floor cloaks/wc, a lovely lounge/diner (measuring 32ft approximately) with windows to both front & rear elevations, an equally as spacious breakfasting kitchen with a range of fitted wall & base units & access to the rear garden. The first floor landing boasts three bedrooms & a family bathroom with three piece suite. Externally, the home enjoys a good sized, enclosed garden to the rear which is largely laid to lawn, whilst the front is open aspect, with a lawned area & access to a 16ft (approximately) single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, potential & layout of this impressive property for sale.

**EXTERNALLY****SINGLE GARAGE**

16'7 x 8'0 (5.05m x 2.44m)

INTERNAL IMAGES TO FOLLOW.

FREEHOLD

EPC Rating: C

Council Tax Band: C

**ENTRANCE PORCH****ENTRANCE HALLWAY****GROUND FLOOR CLOAKS / WC****LOUNGE / DINING AREA**

23'9 x 11'4 (7.24m x 3.45m)

**BREAKFASTING KITCHEN**

18'4 x 9'9 (5.59m x 2.97m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

11'5 x 11'3 (3.48m x 3.43m)

**BEDROOM TWO**

10'11 x 10'9 (3.33m x 3.28m)

**BEDROOM THREE**

7'9 x 7'7 (2.36m x 2.31m)

**FAMILY BATHROOM**

7'6 x 5'6 (2.29m x 1.68m)



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	72
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## DURHAM

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