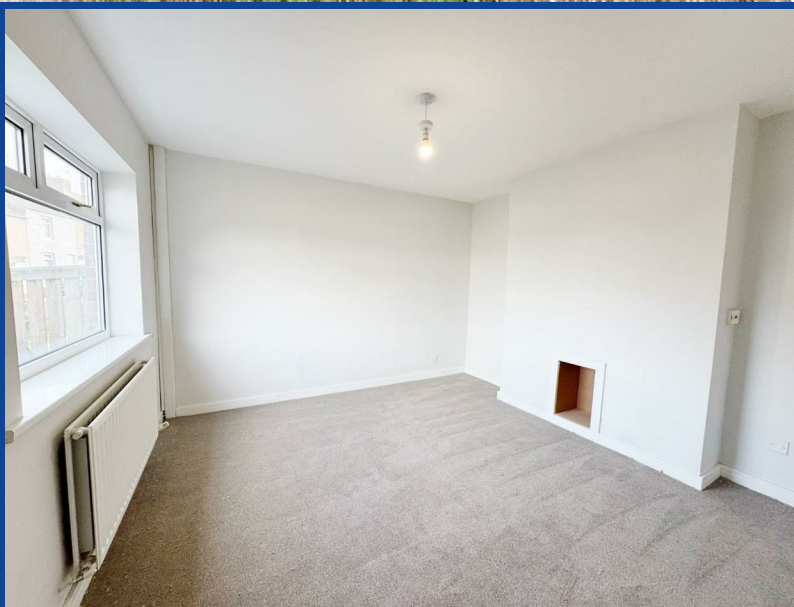




Hollyhurst Road, West Cornforth, DL17 9JS
3 Bed - House - Semi-Detached
£95,000

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Boasting a spectacular corner plot; it is with pleasure that we offer to the market with no onward chain, this upgraded & modernised semi detached house with three bedrooms & additional loft space on Hollyhurst Road, pleasantly situated within the popular, family orientated location of West Cornforth. Having undergone full refurbishment in 2025, the property boasts a re-fitted kitchen, re-fitted bathroom & is the ideal property for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around the immediate area itself & 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 combo boiler & double glazing throughout. In brief, this tastefully decorated property comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation & the stunning open-plan kitchen/dining area. The first floor landing boasts three bedrooms & beautiful family bathroom with modern three piece suite. Additionally, a stairway from the second bedroom leads to a 14ft x 13ft (approximately) loft space. Externally, the property enjoys gardens to front, side & rear with the potential to develop further. We strongly encourage thorough internal inspection in order to fully appreciate the style, space, quality & layout of this impressive residence for sale.

FREEHOLD
EPC Rating: E
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
12'2 x 12'2 (3.71m x 3.71m)

KITCHEN
11'6 x 10'6 (3.51m x 3.20m)

DINING AREA
10'6 x 7'6 (3.20m x 2.29m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'6 x 10'2 (3.51m x 3.10m)

BEDROOM TWO
11'6 x 10'10 (3.51m x 3.30m)

BEDROOM THREE
10'2 x 7'3 (3.10m x 2.21m)

BATHROOM
7'7 x 6'3 (2.31m x 1.91m)

LOFT SPACE
14'5 x 13'5 (4.39m x 4.09m)

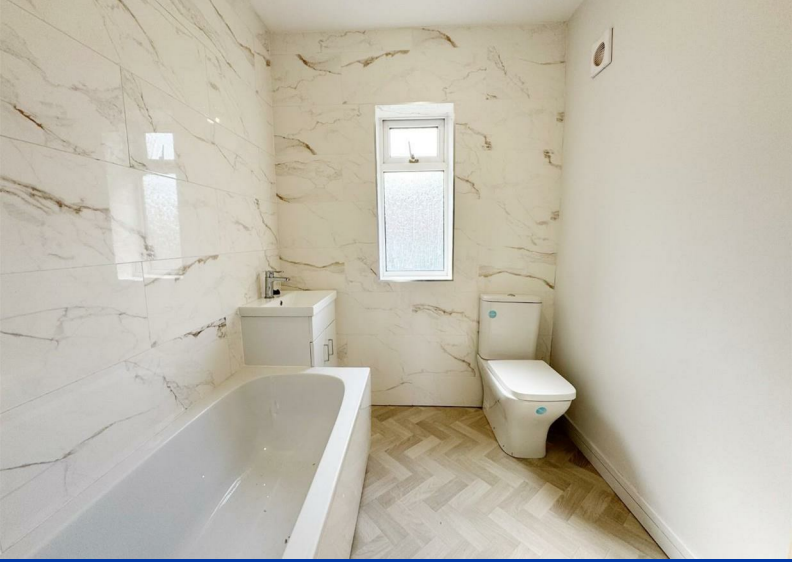
EXTERNALLY

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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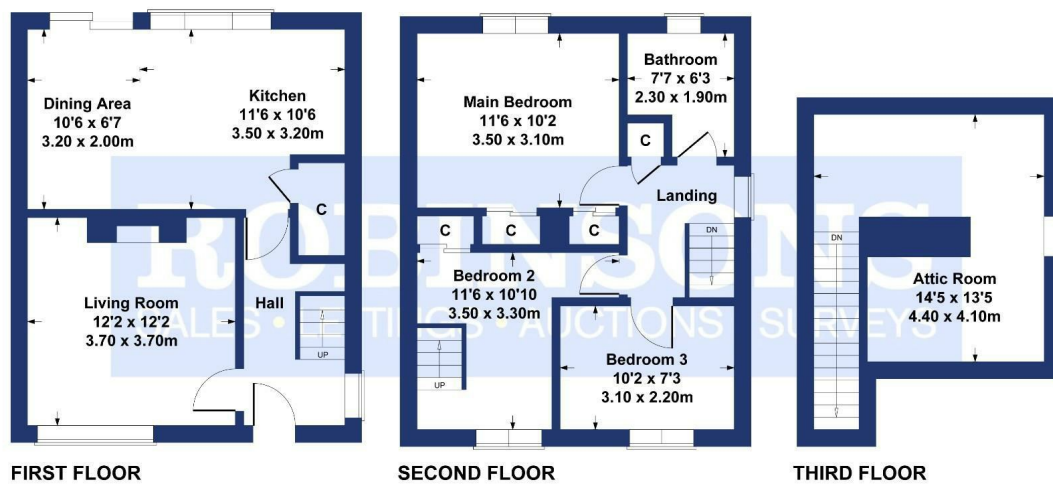
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hollyhurst Road, West Cornforth, DL17 9JS

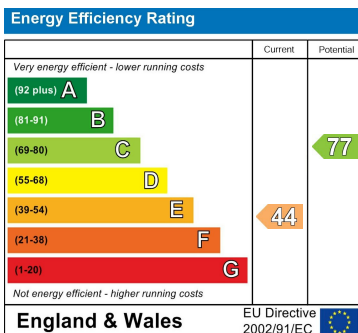
Approximate Gross Internal Area
1066 sq ft - 99 sq m



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. 2025



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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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