



8 Oak Terrace, West Cornforth, DL17 9NW

£79,950

We are pleased to offer to the market this well presented three bedroom semi-detached family home in West Cornforth, The property benefits from gas central heating, double glazing, modern fitted kitchen, white family bathroom suite, gardens and off road parking. Viewing is recommended, available with no onward chain.

1 Parker Terrace, Ferryhill, County Durham, DL17 8JY

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Ground Floor

Entrance Vestibule

Has UPVC entrance door and staircase leading to the first floor.

Lounge 14'0 x 12'1 (4.27m x 3.68m)



Has central heating radiator and storage cupboard housing combination gas boiler.

Dining Room 17'10 x 8'2 (5.44m x 2.49m)



Has central heating radiators x2

Kitchen 11'0 x 7'8 (3.35m x 2.34m)



Bedroom 1 10'9 x 17'11 (3.28m x 5.46m)



Has central heating radiator.

Bedroom 2 9'9 x 7'2 (2.97m x 2.18m)



Has central heating radiator.

Bedroom 3 7'7 x 10'10 (2.31m x 3.30m)





Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven with gas hob and extractor canopy, tiled splash backs, plumbing for automatic washing machine, laminate flooring, central heating radiator and UPVC entrance door leading out onto rear garden.

First Floor



Has central heating radiator.

Bathroom WC



Has white suite comprising: panel bath, hand wash basin, WC, single shower cubicle with electric shower, chrome heated towel radiator, part tiled walls and laminate flooring.

Exterior

The front of the property has double access gates leading to off road parking and garden laid to lawn, to the rear is an enclosed garden laid to lawn.

Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE

PARTICULARS. THESE PARTICULARS DO NOT
CONSTITUTE ANY PART OF AN OFFER OR
CONTRACT.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.