









# 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**

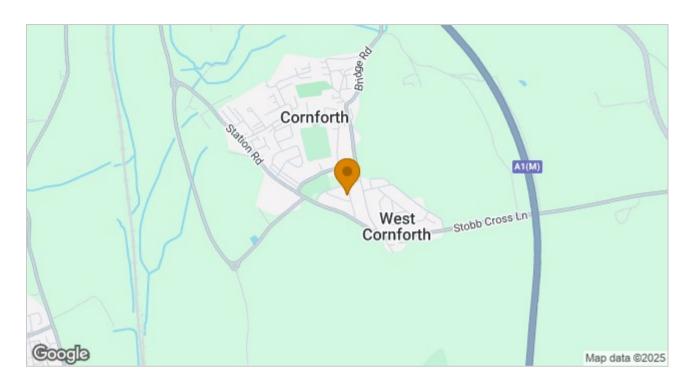
The front of the property has double access gates leading to off road parking and garden laid to lawn, to the rear is an enclosed garden laid to lawn.

#### **Disclaimer**

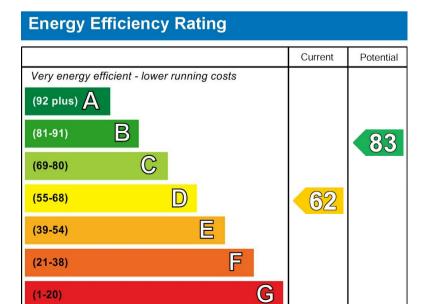
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# Area Map



# **Energy Efficiency Graph**



Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

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