



## 2 bed terraced house to buy in

Poplar Terrace, West Cornforth, Ferryhill,  
Durham, DL17 9EL

**£39,000** Starting Bid

🏠 x2 🚿 x1 🚿 x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ SPACIOUS TWO BEDROOM MID TERRACE
- ✓ TWO RECEPTION ROOMS
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ PRIVATE FRONT AND REAR COURT YARD
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We welcome to the Auction market this Two Bedroom mid-terrace property, situated in the charming village of West Cornforth, Ferryhill.

Nestled in the wonderful village of West Cornforth, this home holds a prime location with easy access to local shops, schools and other necessary amenities. It's ideal for those who appreciate the quiet village life, while still being within convenient reach of the nearby bustling towns. Offering spacious living throughout complemented by two reception room, modern fitted kitchen and family bathroom.

Briefly comprising: Entrance/Hallway, Lounge, Dining Room, leading to the Kitchen. To the first floor lies two generous proportioned bedrooms and the family bathroom. Externally to the front lies private walled garden whilst to the rear lies a further Private enclosed court yard.

Don't miss out on this fabulous Investment opportunity!

Sold As Seen.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £39,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private enclosed established walled garden, path to entrance;



## Entrance/Hallway

1.02m x 1.00m (3'4" x 3'3")

Upvc door leading to entrance, gas central heating radiator, laminate flooring, stairs to first floor, door to;

## Lounge

3.77m x 3.95m (12'4" x 12'11")

Double glazed window to front aspect, gas central heating radiator, feature fire surround, door to;



## Lounge.



## Dining Room

3.38m x 4.63m (11'1" x 15'2")

Double glazed window to rear aspect, gas central heating radiator, built in storage, laminate flooring, door to;



## Kitchen

4.32m x 2.43m (14'2" x 7'11")

A range of wall and base units with contrasting work surfaces, free standing electric cooker, 1.5 stainless steel sink with mixer tap over, plumbing for washing machine, space for fridge freezer, dishwasher, ceramic tiled flooring, gas central heating radiator, double glazed window to side aspect, composite part glazed door leading to Court Yard;



## First Floor Landing

0.88m x 4.64m (2'10" x 15'2")

loft access, laminate flooring, doors to;



## Bedroom One

3.72m x 4.98m (12'2" x 16'4")

Double glazed windows to front aspect, gas central heating radiator, built in sliding wardrobes, laminate flooring, combi boiler;



## Bedroom One.



## Bedroom Two

2.41m x 3.35m (7'10" x 10'11")

Double glazed window to rear aspect, built in sliding wardrobes, gas central heating radiator, laminate flooring;



## Family Bathroom

2.40m x 1.49m (7'10" x 4'10")

A suite comprising; Bath with handheld shower over, pedestal wash hand basin, w/c, chrome gas central heating radiator, laminate flooring, double glazed window to rear aspect;

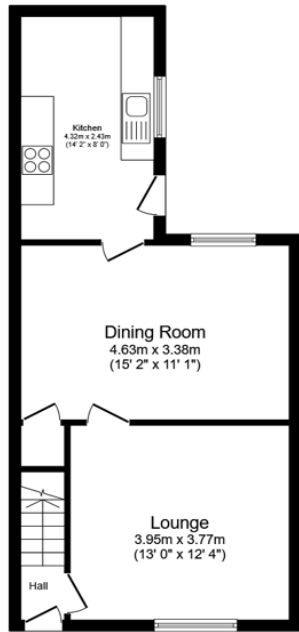


---

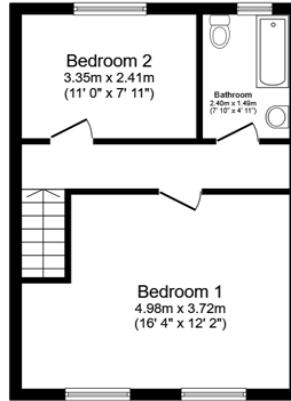
## External Rear

Private enclosed walled Court Yard, gated access to rear lane;





**Ground Floor**  
Floor area 46.3 sq.m. (498 sq.ft.)



**First Floor**  
Floor area 35.5 sq.m. (382 sq.ft.)

**Total floor area: 81.8 sq.m. (880 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Poplar Terrace, West Cornforth, Ferryhill, Durham, DL17 9EL

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

