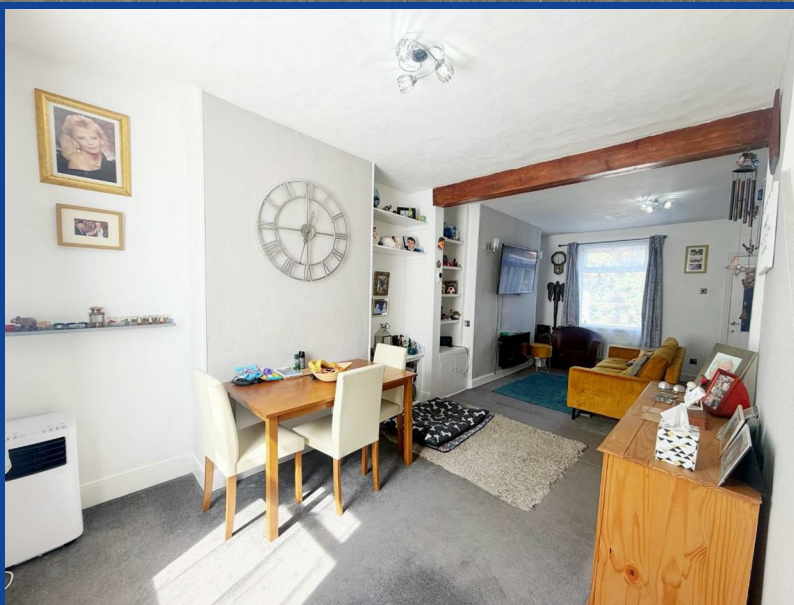
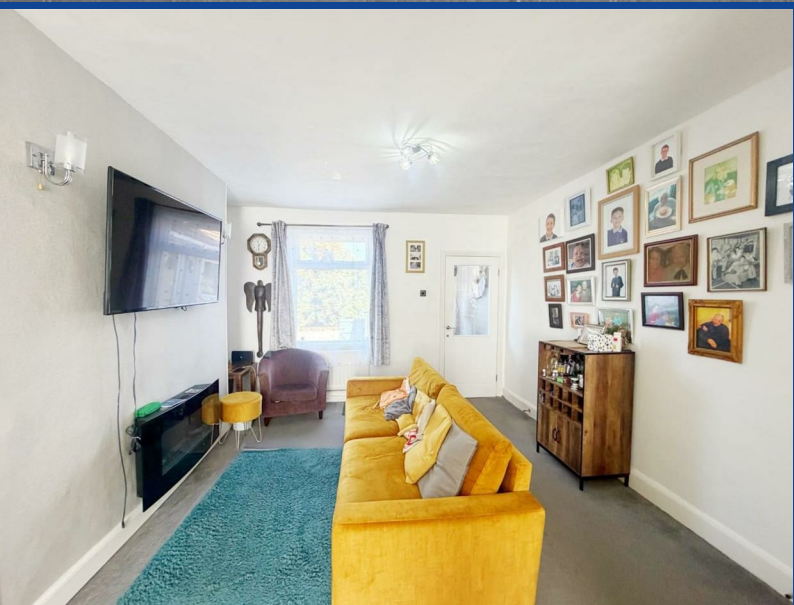




**Roberts Square, West Cornforth, DL17 9JR**  
**2 Bed - House - Terraced**  
**£59,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

It is with pleasure that we offer to the market this deceptively spacious terraced house with two double bedrooms, pleasantly positioned on Roberts Square, within the popular, family orientated location of West Cornforth. Tastefully decorated throughout, the property benefits from gas central heating via a 2024 re-fitted combi boiler & double glazing throughout. Having easy access to all of the immediate amenities offered in & around both Spennymoor & Sedgefield, the property is also within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. In brief, this well proportioned home comprises: Entrance into a lovely open-plan lounge/dining area (measuring 24ft approximately) with stairs to the first floor & windows to both front & rear elevations & kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & a family bathroom with three piece suite. Externally, the landing gives access to a spacious loft area. Externally, the home enjoys an enclosed yard to rear whilst the front is open aspect. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this welcoming home for sale.

FREEHOLD  
EPC Rating: E  
Council Tax Band: A

#### **ENTRANCE INTO:**

#### **OPEN-PLAN LOUNGE/DINING AREA**

24'0 x 12'7 (7.32m x 3.84m)

#### **KITCHEN**

15'2 x 4'6 (4.62m x 1.37m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

11'2 x 9'4 (3.40m x 2.84m)

#### **BEDROOM TWO**

12'2 x 7'11 (3.71m x 2.41m)

#### **FAMILY BATHROOM**

9'2 x 4'6 (2.79m x 1.37m)

#### **LOFT SPACE**

#### **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.

#### **SECOND DISCLAIMER**

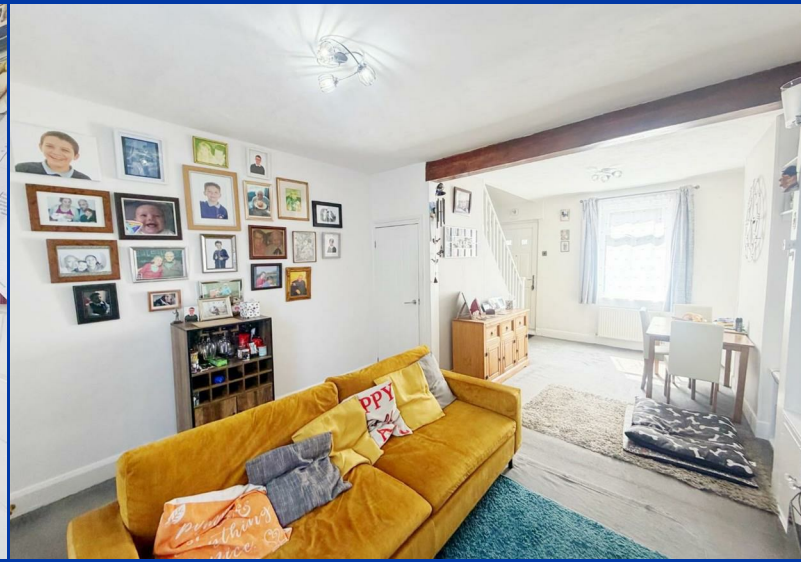
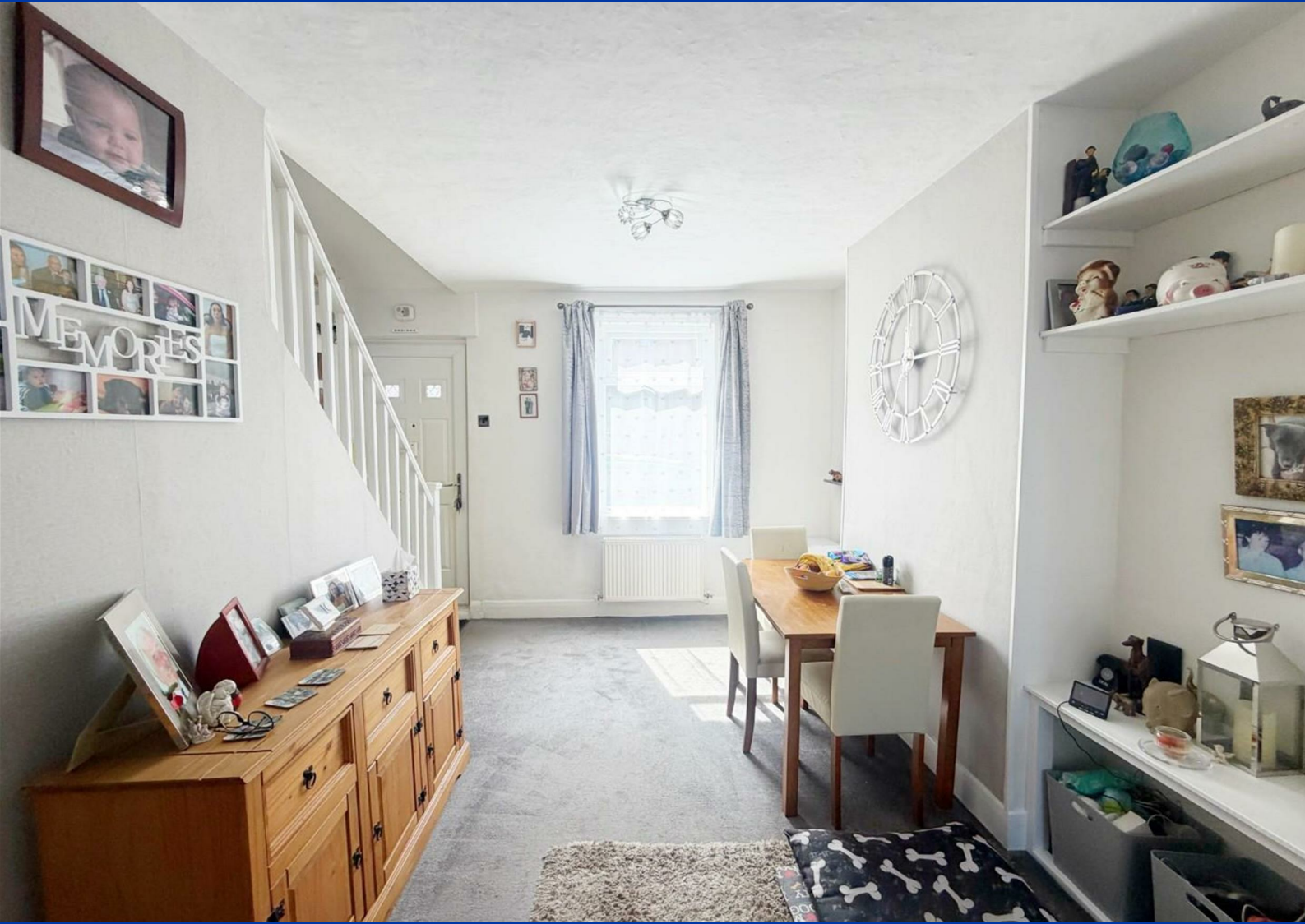
Get ready for speedier, smoother and more successful sales with Sale Ready properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

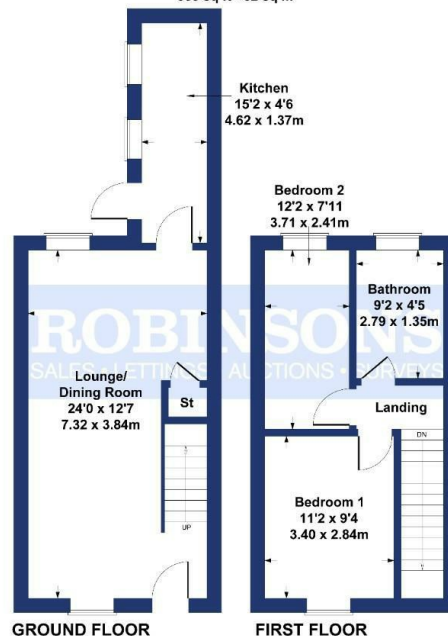
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Roberts Sqaure, West Cornforth, DL17 9JR

Approximate Gross Internal Area  
663 sq ft - 62 sq m



GROUND FLOOR FIRST FLOOR

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. 2026

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             |         | 82        |
|                                             | 40      |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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.



# ROBINSONS

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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk