



Commercial Street

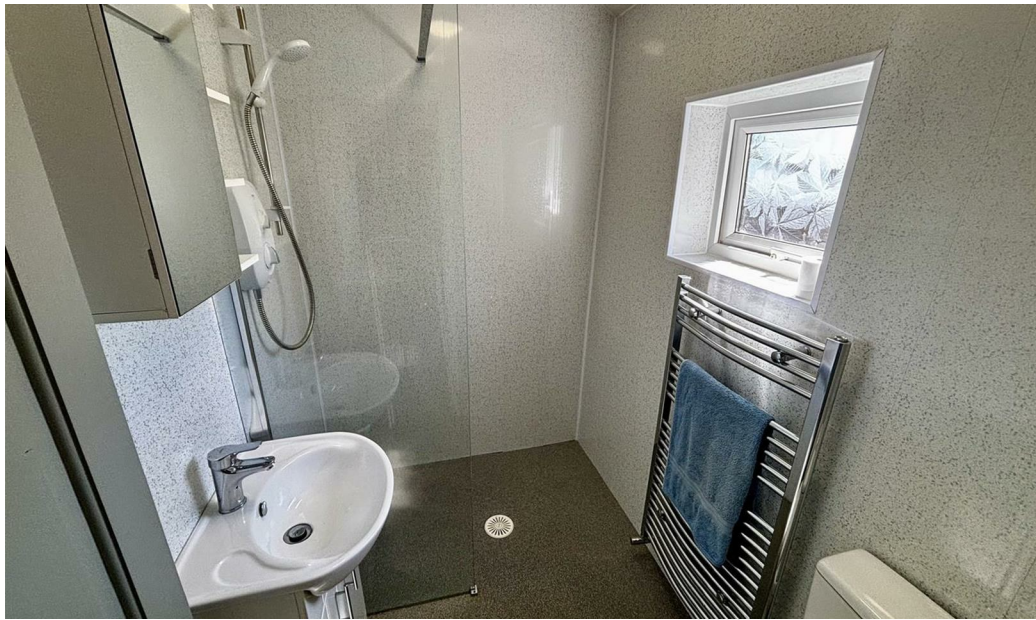
Cornsay Colliery DH7 9BW

£850 Per Calendar Month





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Commercial Street

Cornsay Colliery DH7 9BW



- Comprehensively refurbished
- EPC RATING - D
- Rear garden overlooking fields

- Finished to a high standard
- Newly fitted shower room plus further wet room
- Garage and driveway

- Newly fitted kitchen
- Lovely village location
- Two bedrooms plus loft room

Nestled in the semi rural location of Cornsay Colliery, this delightful end terrace house has been fully renovated to a standard and must be viewed for full appreciation. Available immediately on an unfurnished basis, the property is perfect for those looking for a peaceful retreat with picturesque views to the rear, whilst having good road links for access to nearby towns and villages.

Having been completely remodelled, the impressive floor plan comprises of a fantastic open plan living area and newly fitted kitchen, a useful utility room and ground floor wet room/WC. To the first floor there are two double bedrooms, a loft room and stylish newly fitted shower room. Externally there is a large garage, driveway parking, as well as a rear garden backing on to fields.

GROUND FLOOR

Living Room

23'8" x 15'6" (7.22 x 4.73)

Completely remodelled, this beautifully presented living area has a UPVC double glazed window to the front, a feature fireplace housing a stove, laminate flooring, a radiator, under stairs cupboard and stairs leading to the first floor.

Kitchen/Dining

Open to the living room creating a fantastic space which is perfect for modern living and entertaining. The kitchen has been refitted with a comprehensive range of units having granite worktops incorporating an inset sink with mixer tap, a built in oven and hob with extractor over, an integrated fridge and dishwasher. Further features include tiled splashbacks, laminate flooring, recessed lighting, a wall panel radiator, UPVC double glazed window and external door to the rear yard.

Utility Room

10'2" x 5'0" (3.10 x 1.54)

Fitted with coordinating units having contrasting worktops incorporating an integrated freeze, plumbing for a washing machine, a UPVC double glazed window to the side, laminate flooring and recessed lighting.

Wet Room/WC

6'9" x 4'8" (2.08 x 1.43)

Comparing of a walk-in electric shower, a hand wash basin set to a vanity unit, WC, heated towel rail and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

With access to each of the bedrooms and shower room.

Bedroom One

12'9" x 10'3" (3.90 x 3.13)

Generous double glazed window to the rear, a double bedroom, clothes hanging rail and radiator.

Bedroom Two

15'6" x 10'2" (4.73 x 3.12)

Further double bedroom with a UPVC double glazed window to the front, stairs leading to the loft room, two built in storage cupboards and radiator.

Loft Room

15'6" x 15'2" (4.73 x 4.63)

An excellent addition to the property with two velux windows, recessed lighting and a radiator

Shower Room/WC

9'2" x 4'11" (2.80 x 1.50)

A stylish newly fitted shower room comprising of a walk-in rainfall shower with further hand held attachment, a pedestal wash basin and WC. Having tiled splashbacks, recessed lighting, tiled flooring, heated towel rail and extractor fan.

EXTERNAL

To the front of the property is a low maintenance garden with paved walkways and gravelled area, whilst to the rear is an enclosed yard. Across the rear lane is a driveway for off street parking, leading to the garage and a lawned garden beyond which has a lovely outlook over fields.

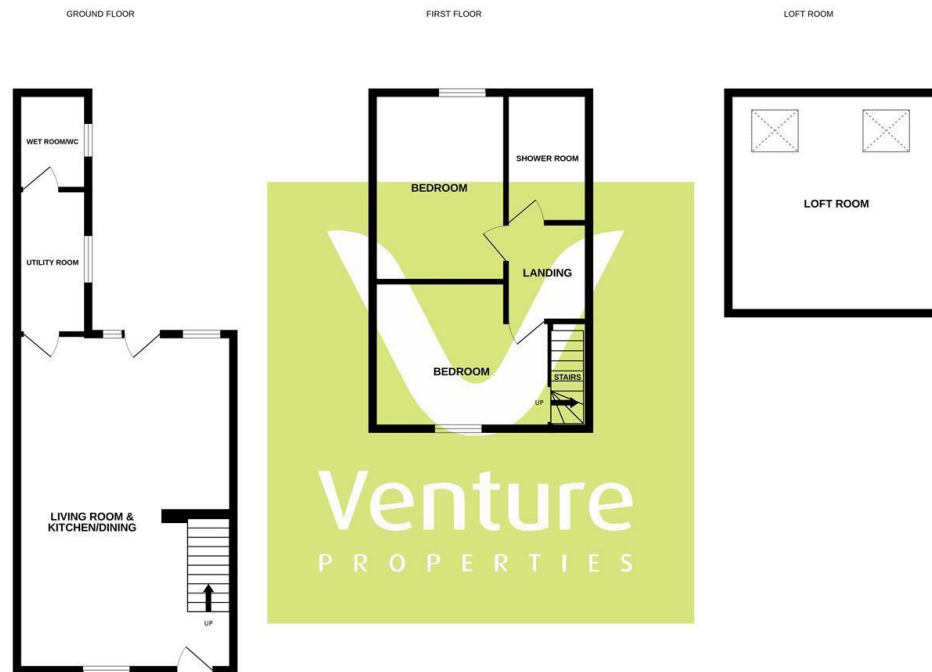
Garage

17'9" x 11'6" (5.42 x 3.51)

Having stable doors and UPVC door to the side.

Agents Note

Please note that new carpets will be fitted to the first floor and loft room, prior to the commencement of any tenancy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Electricity: Mains

Heating: Oil

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 24 Mbps.

Mobile Signal/coverage: Limited with all providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

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