



Howard Close, West Cornforth, Ferryhill, Durham, DL17

Asking Price: £240,000

Freehold

Other important information which you will need to know about this property can be found at reedsrains.co.uk

Property

Entrance Hall
Door to the front into hallway, leading to living room and first floor via staircase.

Living Room
Spacious lounge with a window to the front.

Kitchen
Modern kitchen with integrated appliances, with a window and patio doors to the rear.

Dining Room
Reception room with a window to the front.

Utility Room
With a window to the rear.

WC
Featuring a toilet, sink, and frosted window to the rear.

First Floor Landing
Hallway leading to four bedrooms and a family bathroom.

Bedroom
Double bedroom with a window to the front, fitted wardrobes, and an ensuite bathroom featuring a walk-in shower, a toilet, a sink, and a frosted window to the front.

Bedroom
Double bedroom with a window to the front.

Bedroom
Double bedroom with a window to the rear.

Bedroom
Bedroom with a window to the front.

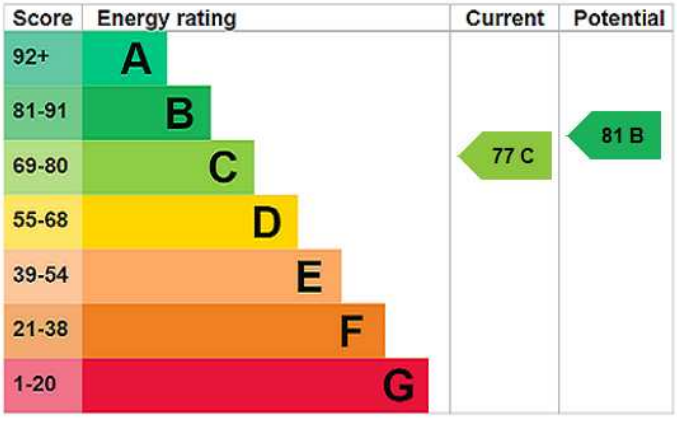
Bathroom
Featuring a bath, a toilet, a sink, and a frosted window to the rear.

External
With a private, tiered garden to the rear, a garden to the front, as well as a garage and parking space. The garage currently has a partition wall to create a space









which could be used for a variety of purposes.

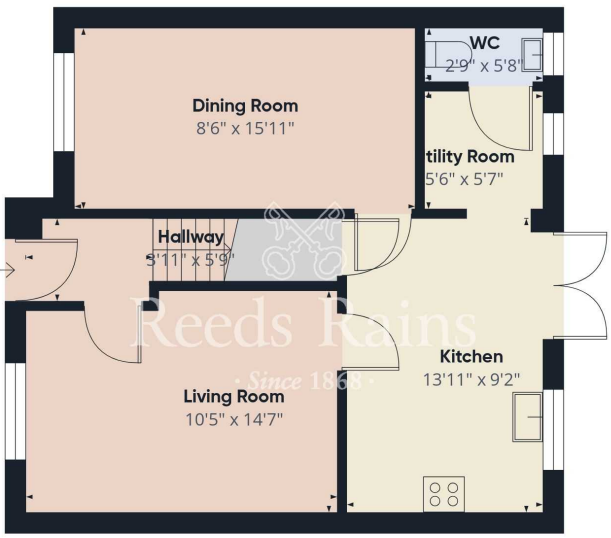
Additional Information
UPRN 10012055775
Floor Area 1,119 ft2/ 104 m2
Plot Size 0.08 acres
Local Authority Durham
Coal Mining Area
Yes — NORTH EAST
Council Tax Band C
Council Tax Estimate £2,331
Year Built 2010
Flood Risk:
Rivers & Seas: Very low
Surface Water : Very low
Title Number DU325398
Tenure Freehold

Agent's Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

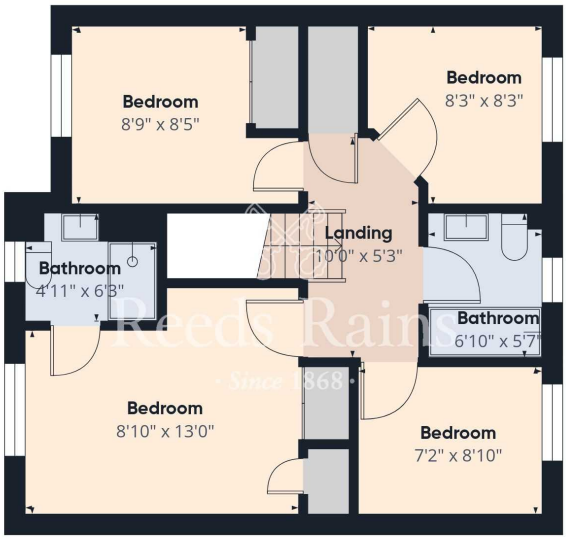
The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

Charges
Council Tax Band:

EPC Rating: C



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total a

1135 ft²

(1) Excluding balconies and t

Calculations reference the RI
3C standard. Measuremen
approximate and not to sca
floor plan is intended for illus
only.

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