



East End, Sedgfield, TS21 3AU
3 Bed - House - Terraced
£299,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Pleasantly situated within this highly sought-after area of Sedgfield, we are thrilled to offer to the market with no onward chain this deceptively spacious, double-fronted period-style property with three bedrooms on East End. Oozing character & charm throughout, this impressive residence is an ideal opportunity for the growing family seeking a substantial home within this desirable village location. Conveniently positioned for all of the immediate amenities Sedgfield has to offer & within excellent commuting distance of major road links & bus routes leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, the property comprises: spacious lounge with window to front elevation, separate dining room & breakfasting kitchen with a range of fitted wall & base units, French doors opening onto the rear garden & access to a useful utility area. To the first floor are three bedrooms (the master benefiting from fitted en-suite facilities) together with a family bathroom. Externally, this well-appointed home enjoys a superb-sized, enclosed rear garden, largely laid to lawn with a variety of established plants, trees & shrub borders. We highly encourage thorough internal inspection to fully appreciate the style, space, charm, character, layout & potential of this impressive residence for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: D

ENTRANCE INTO:

LOUNGE
21'8 x 15'0 (6.60m x 4.57m)

INNER LOBBY

UTILITY ROOM
9'7 x 6'11 (2.92m x 2.11m)

SEPARATE DINING ROOM
8'10 x 7'5 (2.69m x 2.26m)

KITCHEN
15'8 x 8'9 (4.78m x 2.67m)

FIRST FLOOR LANDING

MASTER BEDROOM
15'1 x 12'1 (4.60m x 3.68m)

EN-SUITE SHOWER ROOM
8'5 x 6'11 (2.57m x 2.11m)

BEDROOM TWO
15'1 x 7'9 (4.60m x 2.36m)

BEDROOM THREE
12'10 x 8'9 (3.91m x 2.67m)

BATHROOM
9'1 x 7'9 (2.77m x 2.36m)

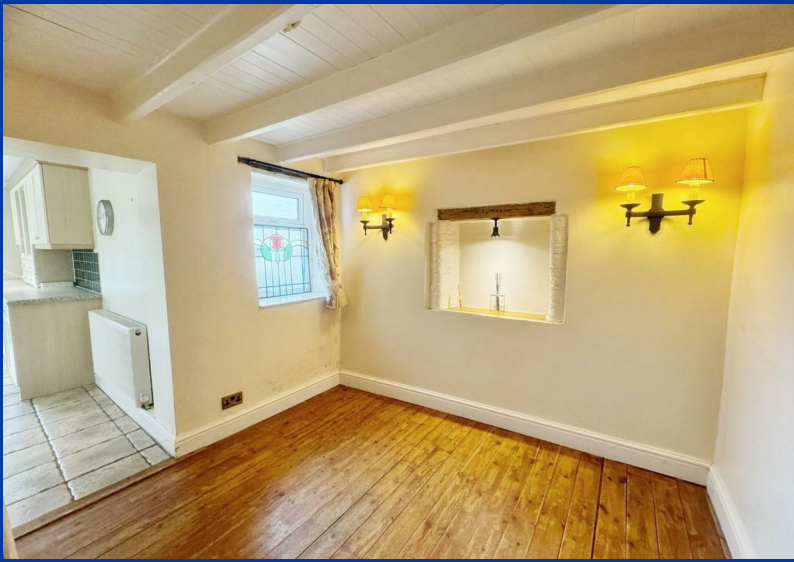
EXTERNALLY

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



FLOOR PLAN COMING SOON

We are preparing the floor plan
and it will be available shortly.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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@robinsonscsls.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

SALES • LETTINGS • AUCTIONS

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