



Mitford Court, Sedgfield, TS21 2JE
3 Bed - House - Semi-Detached
Offers In The Region Of £159,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Positioned beautifully within the heart of Sedgefield, we are delighted to offer to the market with no onward chain; this impressive three bedroom semi detached house on Mitford Court. This deceptively spacious residence has been a loving family home for many years & whilst elements of the property do require some internal modernisation, this would be the ideal purchase for clients seeking a home which they can 'put their own stamp on'. Having easy access to all of the immediate amenities the popular village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating, double glazing (& we have also been advised that a new roof was re-fitted in 2021). In brief, this impressive dwelling comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, spacious lounge with window to rear elevation & an open-plan kitchen/dining area with a range of fitted wall & base units. The first floor landing boasts three bedrooms, family bathroom & a separate wc. Externally, the property enjoys a good sized, enclosed East-facing garden to the rear which is largely laid to lawn, whilst an additional lawned area is positioned to the front accompanied alongside a driveway leading to an integral single garage. We thoroughly recommend full internal inspection in order to appreciate the style, layout & potential of this well proportioned property for sale.

SINGLE GARAGE

15'7 x 8'0 (4.75m x 2.44m)

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE PORCH**ENTRANCE HALLWAY****LOUNGE**

15'0 x 10'9 (4.57m x 3.28m)

KITCHEN / DINING AREA

20'4 x 8'3 (6.20m x 2.51m)

FIRST FLOOR LANDING**MASTER BEDROOM**

12'9 x 11'6 (3.89m x 3.51m)

BEDROOM TWO

11'6 x 9'9 (3.51m x 2.97m)

BEDROOM THREE

11'4 x 8'0 (3.45m x 2.44m)

BATHROOM

8'1 x 5'4 (2.46m x 1.63m)

SEPARATE WC**EXTERNALLY**



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

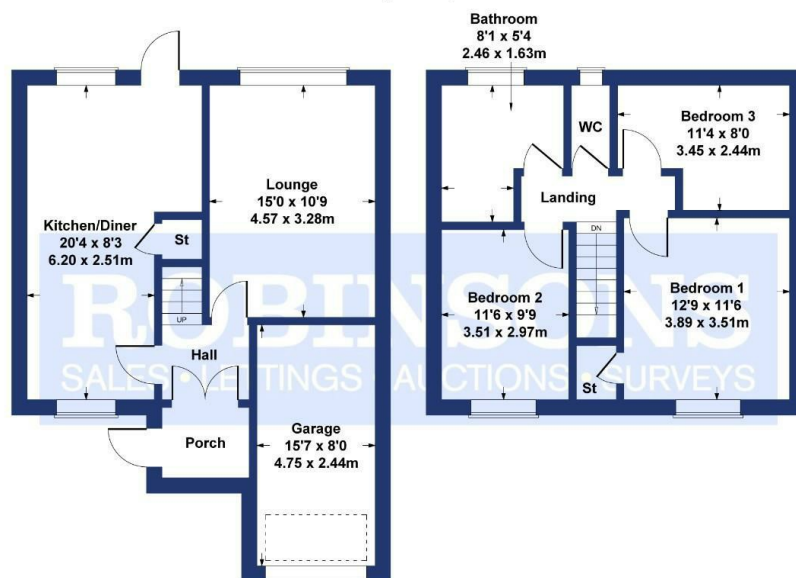
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mitford Court, Sedgefield, TS21 2JE

Approximate Gross Internal Area
1032 sq ft - 96 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
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@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@wynyardfineandcountry.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