



Woodland Mews, Sedgfield, TS21 3EH
1 Bed - House
£72,500

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We are thrilled to present to the market this deceptively spacious ground floor apartment with one double bedroom situated pleasantly within the heart of Sedgefield on Woodland Mews. The property is within walking distance to all of the local amenities offered in & around Sedgefield & the surrounding areas & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. This impressive home has been exceptionally well maintained, is presented to a high standard & would be an ideal purchase for the first time buyers or those looking to downsize. In brief, the property comprises: entrance lobby with access through to a 14ft (approximately) lounge with window to front elevation, re-fitted kitchen with a range of modern wall & base units & access to the rear, one double bedroom & bathroom with three piece suite. Externally, there is an enclosed garden area to the rear with an allocated parking bay & a shared area to front. We highly encourage internal inspection in order to fully appreciate the style, standard & quality of this desirable home for sale.

Council Tax Band A. EPC Rating TBC. Leasehold - £960 YEARS REMAINING

ENTRANCE LOBBY**LOUNGE**

14'2 x 13'10 (4.32m x 4.22m)

KITCHEN

11'2 x 7'8 (3.40m x 2.34m)

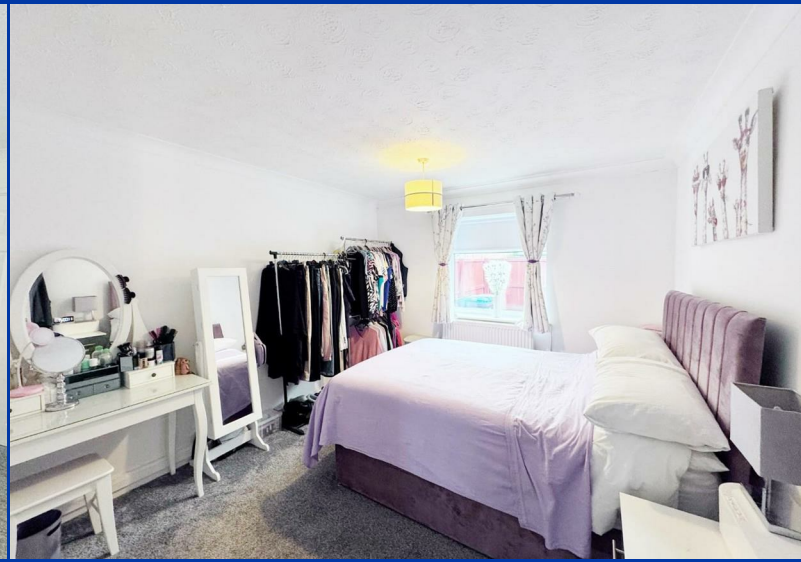
DOUBLE BEDROOM

11'3 x 10'3 (3.43m x 3.12m)

BATHROOM

6'0 x 5'6 (1.83m x 1.68m)

EXTERNALLY



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Woodland Mews, Sedgefield, TS21 3EH

Approximate Gross Internal Area
495 sq ft - 46 sq m



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
105-120	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
105-120	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

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