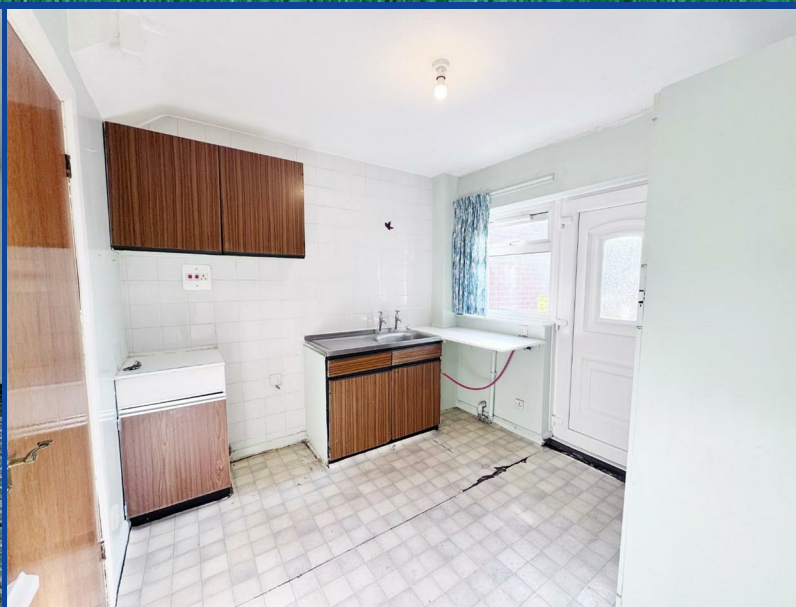




Eden Drive, Sedgefield, TS21 2DX
2 Bed - House - Terraced
£99,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Positioned pleasantly within the heart of Sedgefield, we are delighted to offer to the market with no onward chain, this deceptively spacious terraced house with two double bedrooms on Eden Drive. This well proportioned residence has been a loving home for many years & whilst it does require some internal modernisation; is the perfect purchase for first time buyers or those looking to 'put their own stamp' on a property of their own. 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. In brief, the property comprises: Welcoming entrance hallway with stairs to the first floor, a lovely open-plan lounge/dining area (measuring 22ft approximately) with windows to both front & rear elevation, kitchen with a range of fitted units. The first floor landing boasts two double bedrooms, bathroom & separate wc. Externally, the property enjoys an enclosed garden to the rear whilst the front is open aspect. We thoroughly recommend full internal inspection in order to fully appreciate the style, layout & potential of this impressive property for sale.

**SEPARATE WC
EXTERNALLY**

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

FREEHOLD
EPC Rating: D
Council Tax Band: B

ENTRANCE HALLWAY

LOUNGE / DINING AREA
22'5 x 12'5 (6.83m x 3.78m)

KITCHEN
9'6 x 9'0 (2.90m x 2.74m)

FIRST FLOOR LANDING

MASTER BEDROOM
16'10 x 10'2 (5.13m x 3.10m)

BEDROOM TWO
12'9 x 10'2 (3.89m x 3.10m)

BATHROOM



OUR SERVICES

Mortgage Advice

Conveyancing

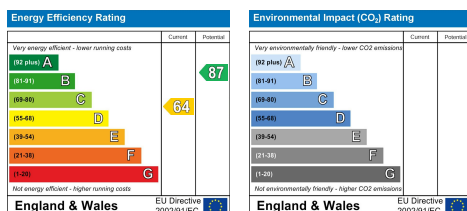
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

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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.



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