



**St. Lukes Crescent, Sedgfield, TS21 3NL**  
**4 Bed - House - Townhouse**  
**£250,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Positioned beautifully overlooking the neighbouring green & The Church of St Luke, we are delighted to offer to the market with no onward chain; this exquisite townhouse with four bedrooms, three bathrooms & double garage on St Lukes Crescent, within the highly desirable location of Sedgefield. This deceptively spacious residence is the perfect home for the larger family & is positioned within walking distance to all of the local amenities 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 & solar panels. Designed & constructed by Charles Church; this stunning property comprises: Welcoming entrance lobby with access to a useful ground floor cloaks/wc, entrance hallway with stairs to the first floor, a lovely open-plan kitchen/dining area/family room with a range of fitted wall & base units & access to the rear garden. The first floor landing boasts a spectacular lounge (measuring almost 20ft approximately) with 'Cathedral' style bow window to front elevation, the family bathroom with modern three piece suite & the master bedroom which has en-suite facilities. The second floor landing provides access to three further bedrooms; one of which also has en-suite facilities. Externally, this quirky home enjoys an enclosed, low maintenance garden to the rear with further access to a detached double garage (which measures 16ft x 14ft approximately). Rarely do properties of this style or space hit the market & we therefore recommend full internal viewing in order to fully appreciate the size, quality & layout of this well proportioned property available.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: F

#### **ENTRANCE LOBBY**

#### **GROUND FLOOR CLOAKS / WC**

#### **ENTRANCE HALLWAY**

#### **FAMILY ROOM / DINING ROOM**

18'11 x 17'10 (5.77m x 5.44m)

#### **KITCHEN**

11'7 x 9'10 (3.53m x 3.00m)

#### **FIRST FLOOR LANDING**

#### **LOUNGE**

19'0 x 11'3 (5.79m x 3.43m)

#### **MASTER BEDROOM**

11'10 x 11'4 (3.61m x 3.45m)

#### **EN-SUITE SHOWER ROOM**

#### **SECOND FLOOR LANDING**

#### **BEDROOM TWO**

11'10 x 11'1 (3.61m x 3.38m)

#### **EN-SUITE SHOWER ROOM**

#### **BEDROOM THREE**

11'10 x 9'3 (3.61m x 2.82m)

#### **BEDROOM FOUR**

11'9 x 9'4 (3.58m x 2.84m)

#### **FAMILY BATHROOM**

6'9 x 5'10 (2.06m x 1.78m)

#### **EXTERNALLY**

#### **DOUBLE GARAGE**

16'10 x 14'7 (5.13m x 4.45m)

#### **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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

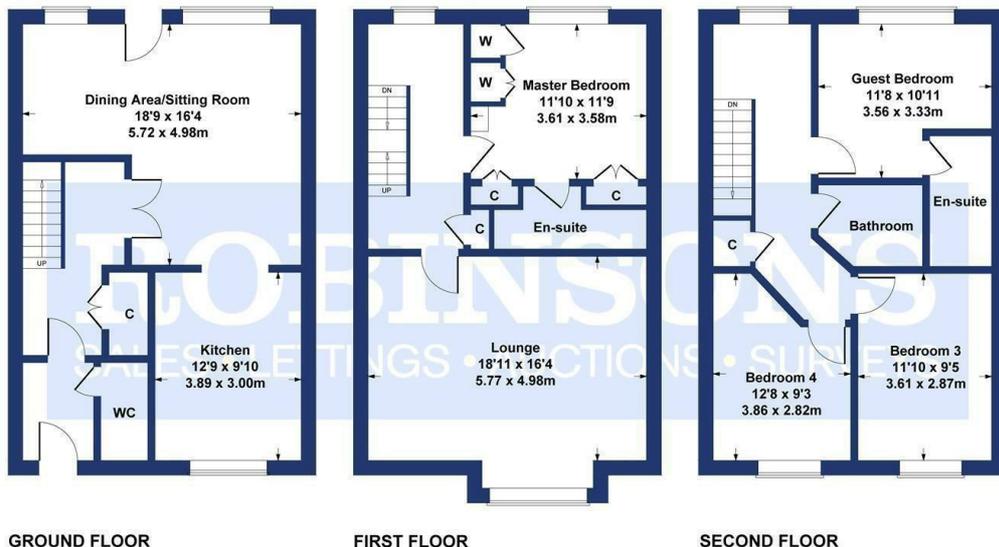
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**St Lukes Crescent**  
Approximate Gross Internal Area  
1678 sq ft - 156 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. 2020

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

## 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@robinsonswyny ard.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

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