



Mitford Court, Sedgfield, TS21 2JE
3 Bed - House - Semi-Detached
£220,000

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Mitford Court

Sedgefield, TS21 2JE

Presented to the market with a touch of style; we are thrilled to offer for sale this thoroughly upgraded & modernised semi detached house with three bedrooms pleasantly positioned within the highly sought after, family orientated location of Mitford Court, in the heart of the desirable village of Sedgefield. This immaculate property has been lovingly improved & is the perfect purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the local amenities Sedgefield itself has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this deceptively spacious home also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this stunning property comprises: Welcoming entrance hallway with stairs to the first floor, beautiful lounge with bi-fold doors to the enclosed rear garden & a spectacular re-fitted kitchen/dining area with a range of fitted wall & base units, integrated appliances & further access to rear. The first floor landing boasts three bedrooms (two of which are double) & a lovely family bathroom with modern four piece suite. Externally, the property enjoys a good sized, low maintenance, enclosed garden to the rear (which was re-designed & landscaped in 2024) whilst the front is open aspect with a spacious block-paved driveway providing ample vehicle parking leads to a 15ft (approximately) single garage. We thoroughly encourage full internal inspection in order to fully appreciate the style, space, quality & standard of this exquisite property for sale.

FREEHOLD

EPC Rating: C

Council Tax Band: C











ENTRANCE HALLWAY

LOUNGE

14'7 x 10'10 (4.45m x 3.30m)

OPEN-PLAN KITCHEN/DINING AREA

19'10 x 11'5 (6.05m x 3.48m)

FIRST FLOOR LANDING

MASTER BEDROOM

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

BEDROOM TWO

11'11 x 9'7 (3.63m x 2.92m)

BEDROOM THREE

11'4 x 8'2 (3.45m x 2.49m)

FAMILY BATHROOM

11'1 x 7'6 (3.38m x 2.29m)

EXTERNALLY

SINGLE GARAGE

15'5 x 7'9 (4.70m x 2.36m)

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.

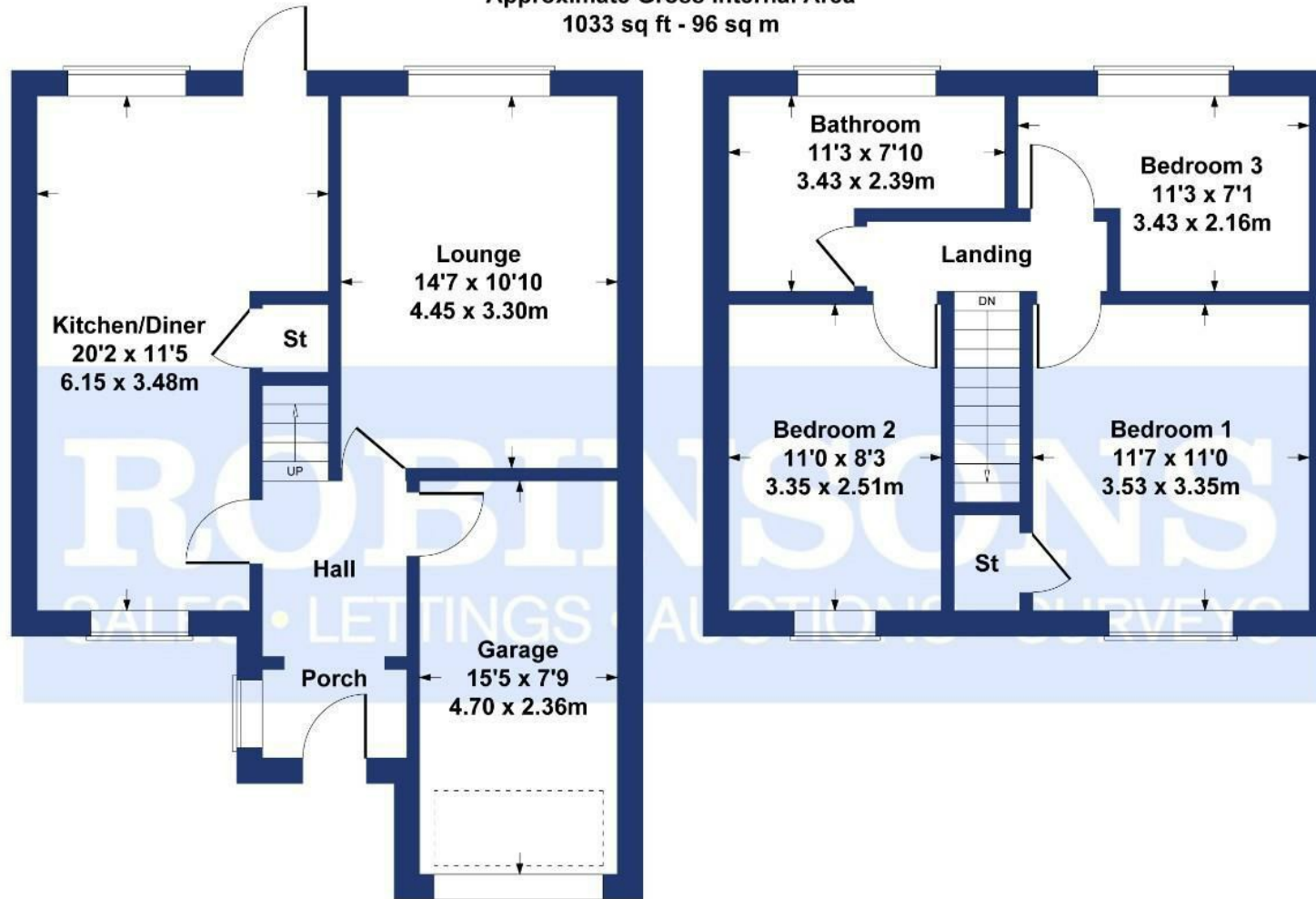
COMPLIANCE

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Approximate Gross Internal Area
1033 sq ft - 96 sq m



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	78
EU Directive 2002/91/EC		

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.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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