

Pine Ridge Avenue, Sedgfield, TS21 3EF
3 Bed - Bungalow - Semi Detached
£189,950

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It is with pleasure that we offer to the market with no onward chain this well proportioned three bedroom semi detached bungalow situated pleasantly within the highly sought after location of Pine Ridge Avenue, Sedgfield. This popular cul-de-sac is within walking distance to all of the amenities which the village has to offer, has easy access to all major road links leading to Durham City, Darlington & Teeside; & benefits further from gas central heating & double glazing throughout. This stunning residence would be the ideal purchase for those looking to downsize yet still own a home boasting a deceptive amount of space. The property itself briefly comprises: a lovely welcoming entrance hallway with storage, fitted kitchen with a range of wall & base units & windows to both front & side elevations, a stunning 16ft (approximately) lounge / dining area with window to front elevation, inner hallway, bathroom with white three piece suite & two double bedrooms. The larger bedroom (bedroom two) has French doors to the rear patio area whilst the alternative bedroom (three) also gives access to rear. The loft space has been converted into what has been used previously as the master bedroom (with full building regulations) which is a spectacular sized room boasting two velux windows & a hand wash basin. Externally, this impressive home enjoys a private, South-facing rear garden with raised patio areas & a good sized lawn area. The single garage can also be accessed via the garden through a pedestrian door & along with the spacious driveway; provides ample vehicle parking. The gardens to the front give access to a side area via two gates. We strongly encourage thorough internal viewing in order to fully appreciate the size, layout & style of this impressive property for sale.

EPC Rating: D
Council Tax Band: C

ENTRANCE HALLWAY

KITCHEN

10'5 x 7'2 (3.18m x 2.18m)

LOUNGE / DINER

16'0 x 12'4 (4.88m x 3.76m)

INNER LOBBY

FAMILY BATHROOM

6'2 x 6'1 (1.88m x 1.85m)

BEDROOM TWO

12'1 x 8'11 (3.68m x 2.72m)

BEDROOM THREE

10'7 x 8'8 (3.23m x 2.64m)

STAIRS LEADING TO:

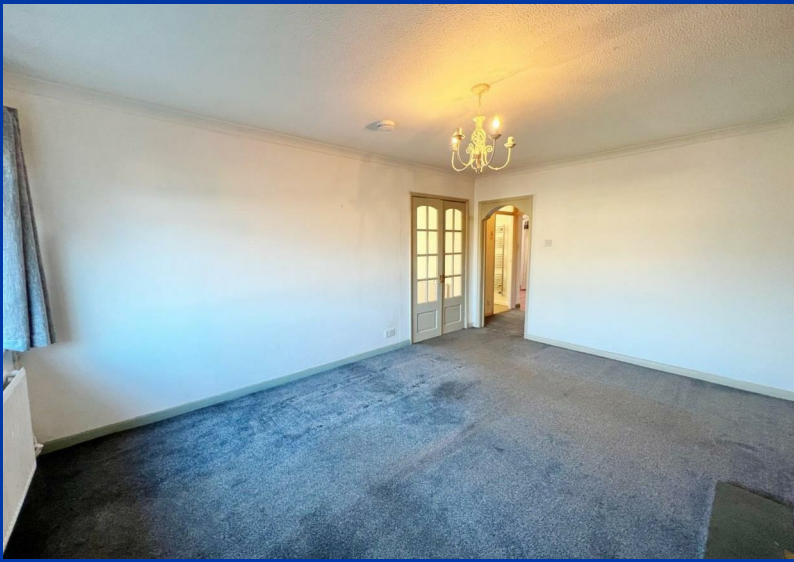
MASTER BEDROOM

19'10 x 15'10 (6.05m x 4.83m)

EXTERNALLY

SINGLE GARAGE

16'9 x 9'0 (5.11m x 2.74m)



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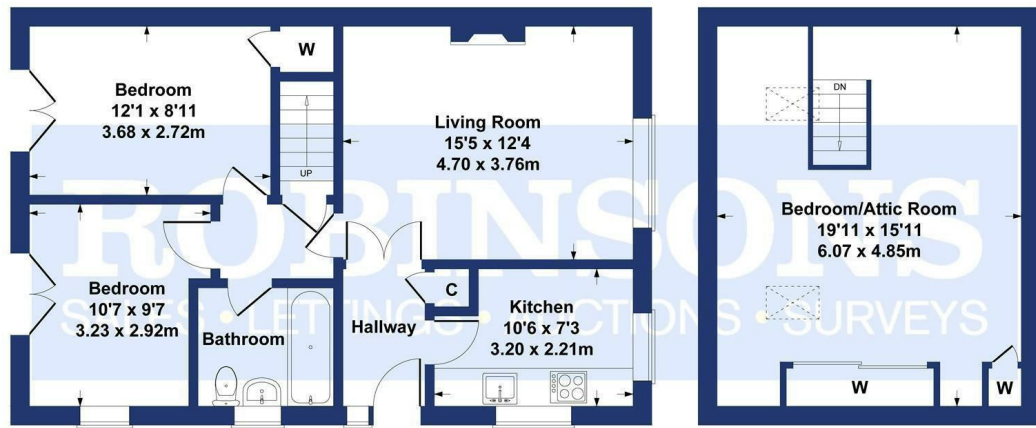
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Pine Ridge Avenue, Sedgefield, TS21 3EF

Approximate Gross Internal Area
964 sq ft - 90 sq m



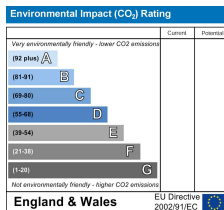
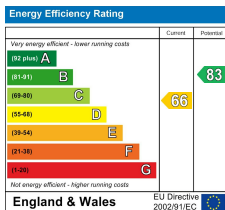
GROUND FLOOR

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. 2021



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