



Wallington Drive, Sedgfield, TS21 2HZ
3 Bed - House - Link Detached
£255,000

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Positioned beautifully within the heart of Sedgefield; it is with pleasure that we offer to the market this exceptionally well presented three bedroom link-detached house on Wallington Drive. Occupying an impressive corner plot, the property has easy access to all of the local amenities offered in & around the village itself & is 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 throughout. An ideal opportunity for the family to acquire this tastefully decorated home which is the perfect purchase for clients seeking that 'move-in ready' property. In brief, the property comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation, a stunning open-plan kitchen/dining area with a range of fitted wall & base units & further access through to a separate utility room & a lovely conservatory (measuring 10ft approximately). The first floor landing boasts three bedrooms & an impressive family bathroom with modern three piece suite. Externally, the home enjoys a good sized, South-facing garden to the rear which is largely laid to lawn with a paved patio area in addition. The rear is open aspect & boasts a further lawned area, spacious driveway & an integrated single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, layout, quality & size of this remarkable home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: C

ENTRANCE HALLWAY

LOUNGE
13'2 x 11'10 (4.01m x 3.61m)

KITCHEN / DINING AREA
17'11 x 7'10 (5.46m x 2.39m)

CONSERVATORY
10'4 x 9'11 (3.15m x 3.02m)

UTILITY ROOM
7'3 x 5'8 (2.21m x 1.73m)

FIRST FLOOR LANDING

MASTER BEDROOM
10'1 x 9'1 (3.07m x 2.77m)

BEDROOM TWO
9'8 x 9'0 (2.95m x 2.74m)

BEDROOM THREE
8'2 x 7'10 (2.49m x 2.39m)

BATHROOM
8'1 x 5'0 (2.46m x 1.52m)

EXTERNALLY

SINGLE GARAGE

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.



OUR SERVICES

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Dedicated Property Manager

Wallington Drive TS21 2A2

Approximate Gross Internal Area
1055 sq ft - 98 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. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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