



Malton Terrace, Sedgefield, TS21 3AP
2 Bed - House - End Terrace
£179,950

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Nestled beautifully within the heart of Sedgefield, we are delighted to present to the market this stunning 'cottage' style house on Malton Terrace. This deceptively spacious residence is immaculately presented throughout, boasts both style & authenticity & is the perfect purchase for clients seeking that "quirky" home. Having easy access to all of the immediate amenities the popular village of Sedgefield has to offer & within excellent commuting distance to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing. This well proportioned dwelling briefly comprises: Welcoming entrance lobby with stairs to the first floor, a beautiful open-plan lounge / dining area (measuring 23ft approximately) with beautiful beamed ceiling, log burner & further access through to a stunning garden room (which is currently used as a third bedroom) with access to rear, a lovely cottage style breakfasting kitchen with a range of fitted wall & base units & modern bathroom with three piece suite. The first floor landing hosts the second bedroom whilst stairs to the second floor lead to the master bedroom which enjoys views to the front elevation & has access to a useful en-suite shower room. Externally to the rear, there is a quaint, tiled courtyard. We highly encourage thorough internal inspection in order to fully appreciate the style, layout & space of this remarkable residence for sale.

FREEHOLD
EPC Rating: E
Council Tax Band: B

ENTRANCE LOBBY

LOUNGE / DINING AREA
23'0 x 14'0 (7.01m x 4.27m)

GARDEN ROOM
8'2 x 8'1 (2.49m x 2.46m)

BREAKFASTING KITCHEN
12'0 x 7'0 (3.66m x 2.13m)

FAMILY BATHROOM
7'9 x 6'2 (2.36m x 1.88m)

FIRST FLOOR LANDING

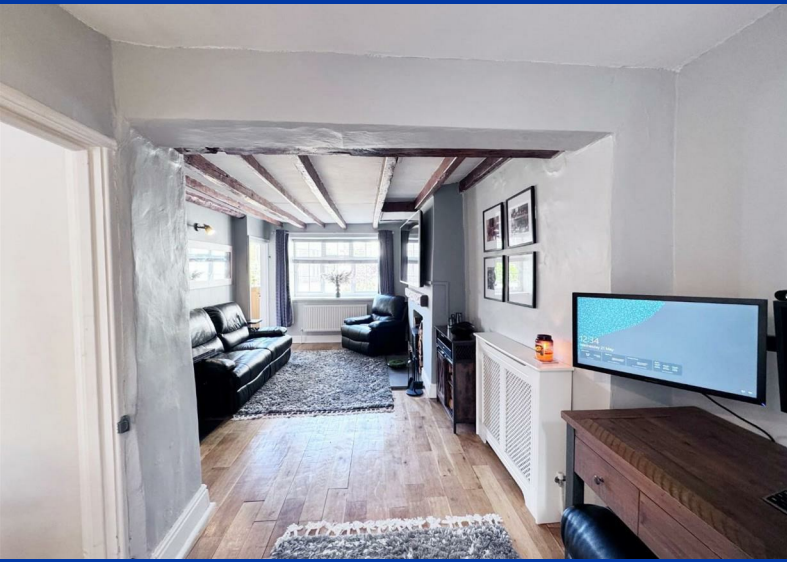
BEDROOM TWO
14'0 x 9'6 (4.27m x 2.90m)

SECOND FLOOR LANDING

MASTER BEDROOM
14'0 x 11'4 (4.27m x 3.45m)

EN-SUITE SHOWER ROOM
5'6 x 4'1 (1.68m x 1.24m)

EXTERNALLY



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Malton Terrace, Sedgefield, TS21 3AP



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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		77	49
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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