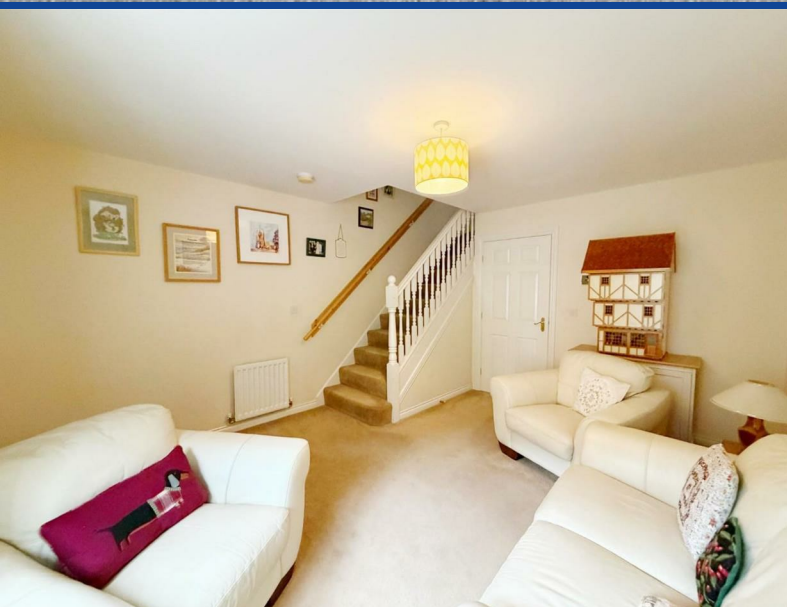




Cunningham Court, Sedgfield, TS21 3BP
2 Bed - House - Semi-Detached
£145,000

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It is with pleasure that we offer to the market with no onward chain; this exceptionally well presented semi detached house with two double bedrooms & conservatory, pleasantly situated within the popular, family orientated location of Cunningham, Court, Sedgefield. Having easy access to all of the immediate amenities the desirable village of 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 via a combi boiler & double glazing throughout. An ideal opportunity for first time buyers or those looking to downsize, this well proportioned property briefly comprises: Welcoming entrance lobby, spacious lounge with stairs to the first floor & window to front elevation, inner lobby with access to a useful ground floor cloaks / wc, kitchen/dining area with a range of fitted wall & base units & further access through to a conservatory to rear. The first floor landing boasts two double bedrooms & family bathroom with three piece suite. Externally, the property enjoys an enclosed, low maintenance garden to the rear with allocated parking bay beyond the fenced area. We highly encourage thorough internal inspection in order to fully appreciate the style, space, presentation & layout of this impressive property for sale.

FREEHOLD
Council Tax Band: B
EPC Rating: TBC

ENTRANCE LOBBY

LOUNGE
12'1 x 14'1 (3.68m x 4.29m)

INNER LOBBY

GROUND FLOOR CLOAKS / WC

KITCHEN / DINER
12'1 x 9'3 (3.68m x 2.82m)

CONSERVATORY
9'1 x 9'1 (2.77m x 2.77m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'1 x 11'2 (3.68m x 3.40m)

BEDROOM TWO
12'1 x 8'2 (3.68m x 2.49m)

FAMILY BATHROOM
6'10 x 5'6 (2.08m x 1.68m)

EXTERNALLY

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

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Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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FLOOR PLAN COMING SOON

We are preparing the floor plan
and it will be available shortly.



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

DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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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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