



**Chestnut Road, Sedgfield, TS21 3DG**  
**3 Bed - House - Semi-Detached**  
**£169,950**

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Positioned pleasantly within the heart of Sedgefield, we are delighted to offer to the market this exceptionally well presented three bedroom semi detached house on Chestnut Road. Boasting a superb sized, East-facing garden to the rear, this is an ideal opportunity for the first time buyer/family to acquire this well proportioned residence within this highly sought after, family orientated location. Having easy access to all of the immediate amenities offered in & around Sedgefield itself & 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. In brief, this tastefully decorated home comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge (measuring 14ft approximately) with window to front elevation, separate dining room, kitchen with a range of fitted wall & base units & further access to a useful side porch/utility. The first floor landing boasts three bedrooms, family bathroom & separate wc. Externally, the property enjoys an enclosed garden to the rear which is largely laid to lawn whilst to the front, there is an additional garden area & driveway providing ample vehicle parking. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, layout & space of this deceptively spacious property for sale.

**SEPARATE WC  
EXTERNALLY**

FREEHOLD  
EPC Rating: D  
Council Tax Band: B

#### **ENTRANCE LOBBY**

**LOUNGE**  
14'5 x 12'0 (4.39m x 3.66m)

**DINING ROOM**  
18'2 x 8'3 (5.54m x 2.51m)

**KITCHEN**  
11'10 x 7'7 (3.61m x 2.31m)

**SIDE PORCH/UTILITY**  
11'9 x 4'10 (3.58m x 1.47m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
13'5 x 10'8 (4.09m x 3.25m)

**BEDROOM TWO**  
10'0 x 9'6 (3.05m x 2.90m)

**BEDROOM THREE**  
8'7 x 7'7 (2.62m x 2.31m)

**BATHROOM,**  
6'6 x 4'10 (1.98m x 1.47m)







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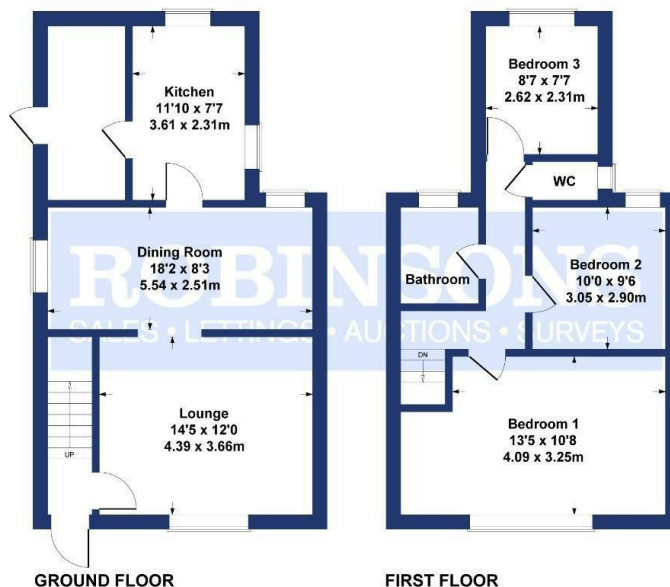
Strategic Marketing Plan

Dedicated Property Manager

Chestnut Road, Sedgefield, TS21 3DG

Approximate Gross Internal Area

1000 sq ft - 93 sq m



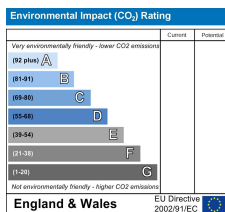
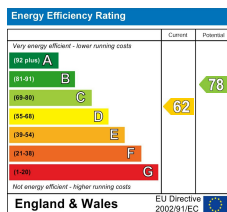
GROUND FLOOR

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. 2022



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