



**Winterton Avenue, Sedgfield, TS21 3NJ**  
**2 Bed - Apartment**  
**£116,500**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

An absolute credit to its current owners; we are delighted to offer to the market with no onward chain, this immaculate ground floor apartment with two bedrooms situated pleasantly within the highly desirable location of Winterton Avenue, Sedgefield. Having easy access to all of the immediate amenities which the popular village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside; this well proportioned home also benefits from gas central heating via a 2021 re-fitted combi boiler & double glazing. An ideal opportunity for the first time buyer or those looking to downsize to acquire this impressive residence which is to also include all white goods & furniture. In brief, this recently redecorated home comprises: welcoming entrance hallway with storage, spacious lounge/dining area (measuring 17ft approximately) with window to front elevation, kitchen with a range of fitted wall & base units, two fitted bedrooms & a lovely re-fitted shower room. Externally, there is an allocated parking bay to rear. We thoroughly recommend internal viewing in order to fully appreciate the style, layout, quality & space of this stunning residence for sale.

EPC Rating: C  
Council Tax Band: C

#### **ENTRANCE HALLWAY**

#### **LOUNGE/DINING AREA**

17'11 x 12'3 (5.46m x 3.73m)

#### **KITCHEN**

11'8 x 7'1 (3.56m x 2.16m)

#### **MASTER BEDROOM**

13'10 x 8'10 (4.22m x 2.69m)

#### **BEDROOM TWO**

10'2 x 8'1 (3.10m x 2.46m)

#### **SHOWER ROOM**

6'8 x 5'9 (2.03m x 1.75m)

#### **EXTERNALLY**







# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Winterton Avenue, Sedgefield, TS21 3NJ

Approximate Gross Internal Area

640 sq ft - 59 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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@wynyardfineandcountry.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.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS

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

www.robinsonsestateagents.co.uk