



Wallington Drive, Sedgfield, TS21 2HZ
3 Bed - House - Semi-Detached
Offers Over £179,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Presented to an exceptionally high standard; we are delighted to offer to the market this impressive three bedroom semi detached house, pleasantly positioned within the highly sought after, family orientated location of Wallington Drive, Sedgfield. Having easy access to all of the local amenities the desirable village of Sedgfield 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. In brief, this tastefully decorated home comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, a lovely open-plan lounge/dining area (measuring 24ft approximately) with window to front elevation & French doors to the rear garden & kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms & a family bathroom with modern three piece suite. Additionally, there is access to a part boarded loft with ladder & lighting. Externally, the property enjoys a well maintained garden to the rear which is largely laid to lawn, whilst the front is open aspect. We thoroughly encourage full internal inspection in order to fully appreciate the style, space, layout & standard of this well proportioned home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: B

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE / DINING AREA
24'3 x 12'1 (7.39m x 3.68m)

KITCHEN
10'1 x 9'0 (3.07m x 2.74m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'6 x 12'2 (3.81m x 3.71m)

BEDROOM TWO
12'2 x 10'0 (3.71m x 3.05m)

BEDROOM THREE
8'6 x 8'2 (2.59m x 2.49m)

FAMILY BATHROOM
8'6 x 5'6 (2.59m x 1.68m)

EXTERNALLY

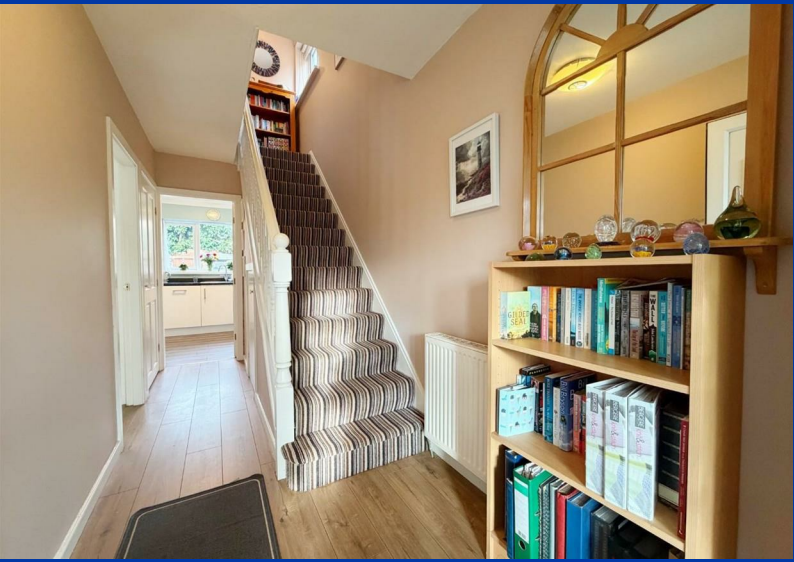
DISCLAIMER

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

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
	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	
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@robinsonswynyard.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