



**Hornby Avenue, Sedgfield, TS21 2JH**  
**3 Bed - House - Semi-Detached**  
**£249,950**

**ROBINSONS**  
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Positioned pleasantly within the highly sought after, family orientated location of Sedgefield; we are thrilled to offer to the market this exceptionally well presented semi detached house with three bedrooms on Hornby Avenue. This deceptively spacious residence has been a loving family home for many years, enjoys a superb sized, enclosed South-facing rear garden, a lovely 2025 re-fitted kitchen/dining area & is the perfect purchase for a range of buyers including first time buyers/young families or those looking to downsize. 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. In brief, this well proportioned home comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, a lovely lounge (measuring 17ft x 11ft approximately) with doors leading into a conservatory & the stunning, open-plan, 2025 re-fitted kitchen/dining area with a range of fitted wall & base units. The first floor landing boasts three bedrooms & a family bathroom with three piece suite. Externally, the property enjoys a well maintained, enclosed South-facing garden to the rear which is largely laid to lawn with plant borders & access to a lovely bar area. To the front, there is a spacious driveway providing parking for several vehicles which leads to a car port & a single garage. This is a well kept home within the heart of Sedgefield & we thoroughly recommend full internal inspection in order to fully appreciate its style, space, quality & layout.

FREEHOLD  
EPC Rating: C  
Council Tax Band: C

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

**LOUNGE**  
17'7 x 11'6 (5.36m x 3.51m)

**2025 RE-FITTED KITCHEN / DINING AREA**  
20'1 x 8'5 (6.12m x 2.57m)

**CONSERVATORY**  
10'2 x 9'9 (3.10m x 2.97m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'2 x 10'8 (3.71m x 3.25m)

**BEDROOM TWO**  
10'11 x 10'8 (3.33m x 3.25m)

**BEDROOM THREE**  
9'5 x 7'8 (2.87m x 2.34m)

**FAMILY BATHROOM**  
6'11 x 6'3 (2.11m x 1.91m)

#### **EXTERNALLY**

**SINGLE GARAGE**  
18'5 x 10'5 (5.61m x 3.18m)

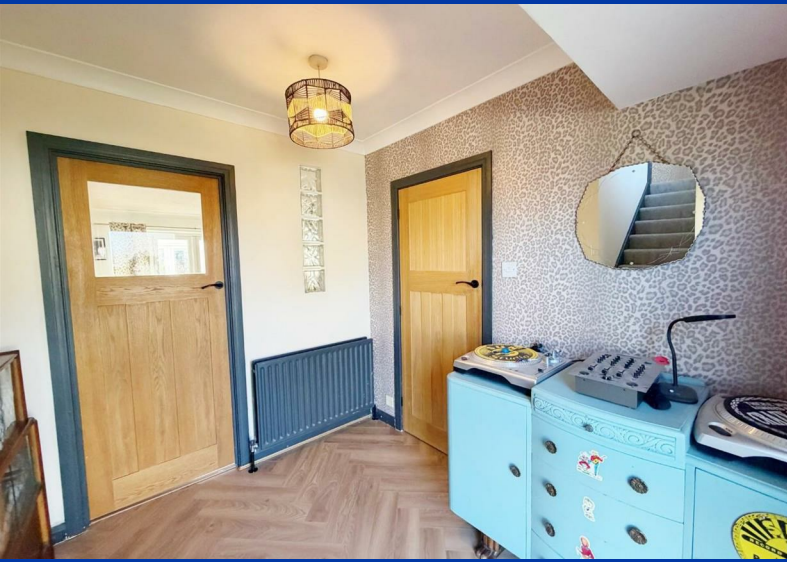
#### **DISCLAIMER**

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.







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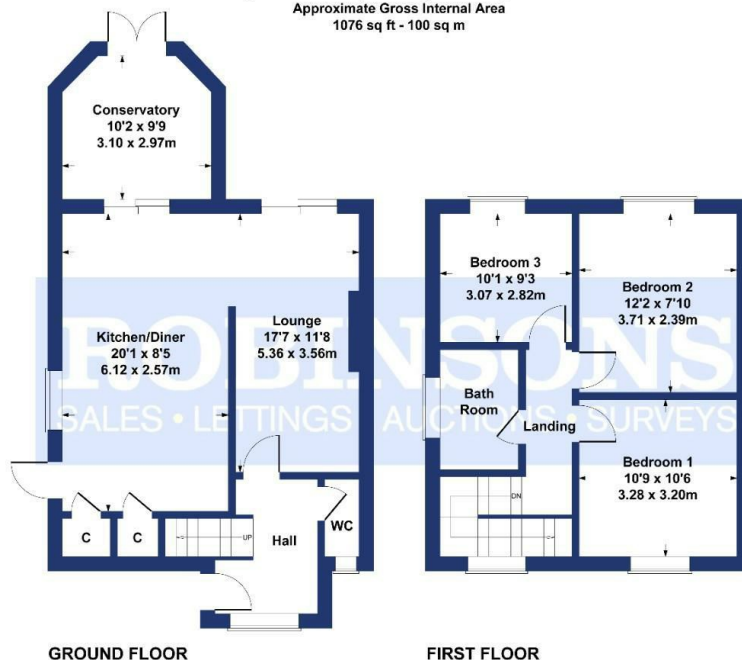
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hornby Avenue, Sedgfield, TS21 2JH

Approximate Gross Internal Area  
1076 sq ft - 100 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. 2026

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 74                      | 85        |
| England & Wales                             | EU Directive 2002/91/EC |           |

## 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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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

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