



The Willows, Sedgfield, TS21 2EE
2 Bed - Flat
£84,950

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We are delighted to offer to the market with no onward chain, this deceptively spacious first floor apartment with two bedrooms situated pleasantly within the highly sought after location of The Willows, Sedgefield. This impressive property has been a loving home for many years & whilst it does require some internal modernisation, is the perfect purchase for first time buyers or those looking to downsize. Having easy access to all of the local amenities offered within the desirable village of Sedgefield & within excellent commuting distance to all major road links & bus routes, this well proportioned home also benefits from gas central heating via a combi boiler & double glazing throughout. In brief the property comprises: Welcoming entrance lobby with stairs to the first floor, landing with ample storage, a 15ft (approximately) lounge with window to front elevation, kitchen with a range of fitted wall & base units, two good sized bedrooms & a lovely shower room. Externally, the property enjoys communal gardens. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this impressive apartment for sale.

LEASEHOLD - 965 Years Remaining
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY**FIRST FLOOR LANDING****LOUNGE**

15'11 x 10'4 (4.85m x 3.15m)

KITCHEN

9'1 x 8'11 (2.77m x 2.72m)

MASTER BEDROOM

13'8 x 10'4 (4.17m x 3.15m)

BEDROOM TWO

9'7 x 7'7 (2.92m x 2.31m)

SHOWER ROOM

9'0 x 4'7 (2.74m x 1.40m)

EXTERNALLY



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Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
100-95kWh B			
95-85kWh C			
85-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not energy efficient - higher running costs	1-20kWh		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
100-95kWh B			
95-85kWh C			
85-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		

England & Wales EU Directive 2002/91/EC

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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.

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