Lambton Crescent, Sedgefield, TS21 2DE

3 Bed - House - Semi-Detached

£229,950

ROBINSONS

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Nestled pleasantly within the heart of Sedgefield, we are delighted to offer to the market this exceptionally well presented semi detached house with three bedrooms on Lambton Crescent. This deceptively spacious residence has been a loving home for many years & is the prefect purchase for clients seeking the 'move-in ready' property. 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 & double glazing throughout. In brief, this tastefully decorated property comprises: Welcoming entrance porch, a stunning open-plan kitchen/dining area with a range of fitted wall & base units & stairs to the first floor & a beautiful lounge (measuring 14ft approximately) with French doors to the rear elevation. The first floor landing boasts three bedrooms, family bathroom & a separate wc. Externally, the property enjoys an enclosed, South-facing garden to the rear with patio area & has the added benefit of a useful workshop (measuring 13ft approximately) whilst the front is open aspect with a block paved driveway. In addition, we have been advised by the current owners, that the property has been re-wired & the double glazing was re-fitted in 2019. We thoroughly encourage full internal inspection in order to fully appreciate the style, space, layout & standard of this well proportioned residence for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE PORCH

KITCHEN / DINING AREA
18'6 x 11'4 (5.64m x 3.45m)

LOUNGE
14'5 x 11'9 (4.39m x 3.58m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'9 x 11'8 (3.89m x 3.56m)

BEDROOM TWO
12'1 x 11'5 (3.68m x 3.48m)

BEDROOM THREE
7'8 x 7'5 (2.34m x 2.26m)

BATHROOM
5'5 x 5'3 (1.65m x 1.60m)

SEPARATE WC

EXTERNALLY

WORKSHOP
13'0 x 7'11 (3.96m x 2.41m)

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

OUR SERVICES

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Property Auctions

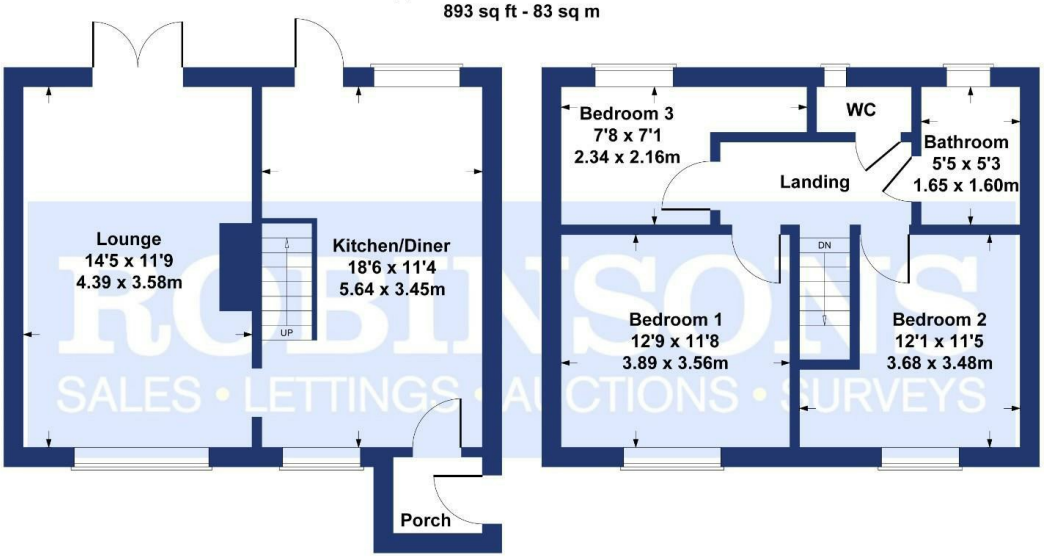
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lambton Crescent, Sedgefield, TS21 2DE

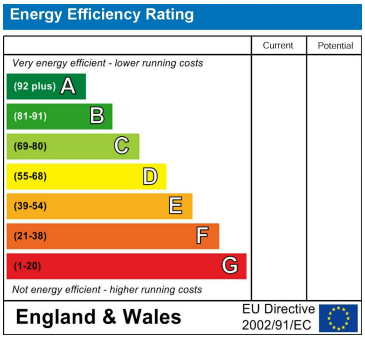
Approximate Gross Internal Area
893 sq ft - 83 sq m



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. 2026



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@robinsonscls.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@robinsonsspennymoor.co.uk

SEDGEFIELD
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

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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