





Winterton Avenue, Sedgefield, TS21 3NJ
2 Bed - Apartment
£129,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

It is with pleasure that we present to the market with no onward chain; this sensational ground floor apartment with two double bedrooms & single garage, situated pleasantly within the highly sought after location of Winterton Avenue. This stunning home has been lovingly cared for & offers more than ample internal space for a variety of purchasers. Having easy access to all of the local amenities offered within the popular village of Sedgefield itself & within excellent commuting distance to all major road links & bus routes, this well proportioned residence also benefits from gas central heating & double glazing throughout. In brief, the property comprises: Welcoming entrance hallway, a lovely open-plan lounge/dining area (which measures 18ft approximately), kitchen with a range of fitted wall & base units, two double bedrooms & family bathroom with three piece suite. Externally, there is an allocated parking bay to the rear elevation with further access to a single garage in nearby block. We urge clients not to miss out on this superb opportunity to acquire this deceptively spacious property & only via thorough internal inspection can its style, layout, size & quality be fully appreciated.

EPC Rating: C
Council Tax Band: C
Leasehold - 970 years remaining

ENTRANCE HALLWAY

LOUNGE / DINING AREA
18'2 x 12'0 (5.54m x 3.66m)

KITCHEN
11'6 x 7'0 (3.51m x 2.13m)

MASTER BEDROOM
13'8 x 8'9 (4.17m x 2.67m)

BEDROOM TWO
10'0 x 8'0 (3.05m x 2.44m)

BATHROOM
7'0 x 6'4 (2.13m x 1.93m)

EXTERNALLY

SINGLE GARAGE

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

Mortgage Advice

Conveyancing

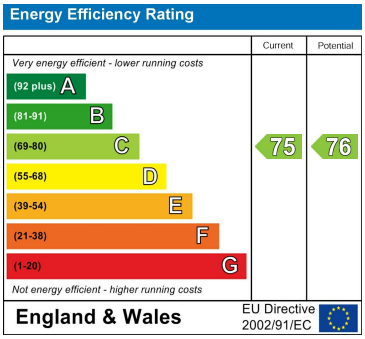
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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

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 efficent 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.