Pine Ridge Avenue, Sedgefield, TS21 3EF

4 Bed - House - Semi-Detached

£255,000

ROBINSONS

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Positioned pleasantly within the heart of Sedgefield, we are delighted to offer to the market this impressive, extended, four bedroom semi detached house on Pine Ridge Avenue. Having easy access to all of the local amenities offered in & around the desirable village of Sedgefield itself & 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 2024 re-fitted combi boiler & double glazing (some of which windows have been recently replaced) throughout. This is the ideal opportunity for families seeking internal space & in brief, this lovely property itself comprises: Welcoming entrance hallway with stairs to the first floor & access into a 12ft (approximately) family room (which could also be used as an office), spacious lounge with feature log burner & window to front elevation, a stunning open-plan kitchen/dining area (measuring 24ft approximately) with a range of fitted wall & base units & further access into a conservatory which overlooks the rear. The first floor landing boasts four bedrooms; the master bedroom having access to a stunning 2025 re-fitted en-suite bathroom & a family bathroom with modern three piece suite. Externally, the property enjoys an enclosed garden with patio/seating areas & lawn whilst to the front, there is an open-plan lawned garden area with a range of bordering shrubs & access to a single garage with driveway. This is a lovely family residence & we highly encourage thorough internal inspection in order to fully appreciate its style, space, layout & location.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE LOBBY

LOUNGE
12'1 x 13'8 (3.68m x 4.17m)

KITCHEN / DINING AREA
24'6 x 10'0 (7.47m x 3.05m)

CONSERVATORY
14'9 x 9'2 (4.50m x 2.79m)

FAMILY ROOM
8'0 x 12'6 (2.44m x 3.81m)

FIRST FLOOR LANDING

MASTER BEDROOM
18'3 x 7'11 (5.56m x 2.41m)

RE-FITTED EN-SUITE SHOWER ROOM
7'9 x 6'0 (2.36m x 1.83m)

BEDROOM TWO
13'4 x 8'8 (4.06m x 2.64m)

BEDROOM THREE
9'1 x 9'1 (2.77m x 2.77m)

BEDROOM FOUR
10'6 x 6'8 (3.20m x 2.03m)

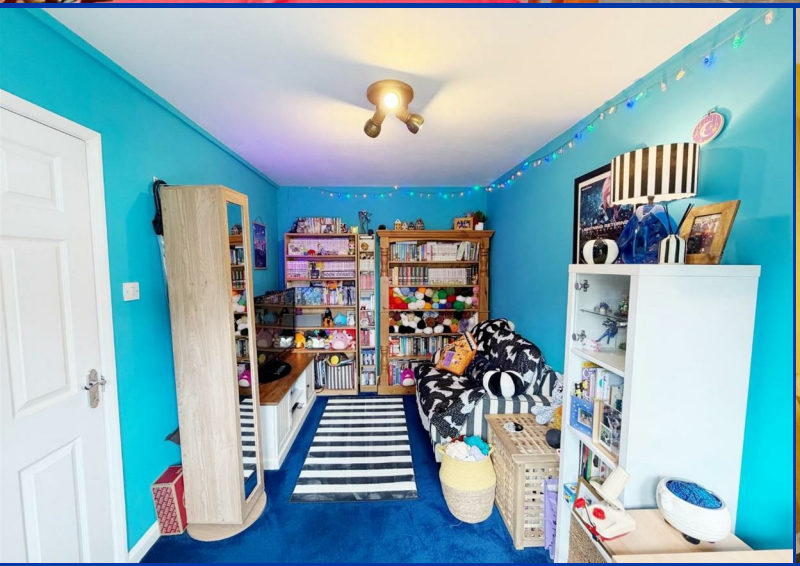
FAMILY BATHROOM
6'0 x 6'0 (1.83m x 1.83m)

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

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Surveys and EPCs

Property Auctions

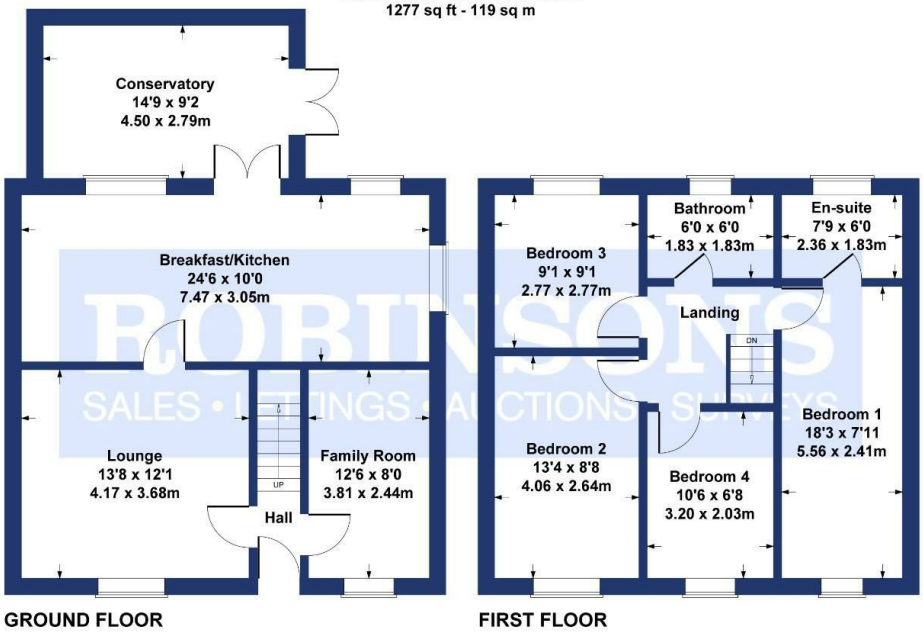
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Pine Ridge Avenue, Sedgefield, TS21 3EF

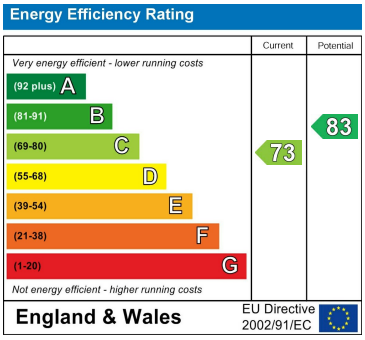
Approximate Gross Internal Area
1277 sq ft - 119 sq m



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



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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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RICS

ARLA Association of Residential Letting Agents

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