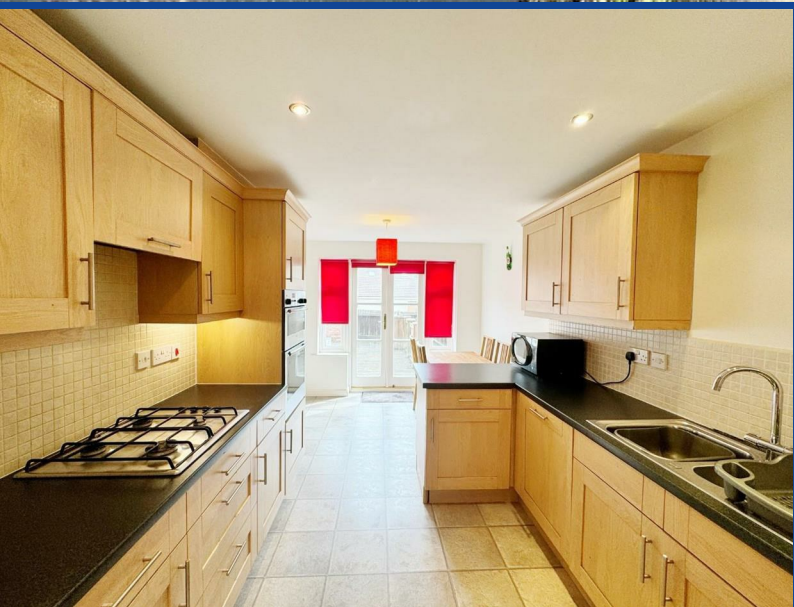




Winterton Avenue, Sedgfield, TS21 3NH
3 Bed - House - Townhouse
£225,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled within the highly sought after area of Winterton Avenue, Sedgefield; we are delighted to offer to the market with no onward chain; this deceptively spacious townhouse with three double bedrooms. This impressive home boasts more than ample space for the growing family, boasting excellent size rooms throughout. Having easy access to all of the local amenities the popular 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 2024 re-fitted combi boiler & double glazing throughout. In brief, this lovely home comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, spacious dining room with window to front elevation, kitchen with a range of fitted wall & base units, separate utility room & useful ground floor cloaks/wc. The first floor landing boasts a superb sized lounge (measuring 15ft x 13ft approximately), one double bedroom & family bathroom. To the second floor, there is a master bedroom with en-suite facilities & another double bedroom. Externally, the property enjoys an enclosed, low maintenance garden to the rear with access to a driveway providing off road parking. We thoroughly recommend internal inspection to fully appreciate the style, space & layout of this well proportioned property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: D

ENTRANCE PORCH

ENTRANCE HALLWAY

DINING ROOM

13'5 x 9'0 (4.09m x 2.74m)

KITCHEN

16'6 x 9'0 (5.03m x 2.74m)

UTILITY ROOM

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

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

LOUNGE

15'2 x 13'8 (4.62m x 4.17m)

BEDROOM THREE

13'0 x 9'0 (3.96m x 2.74m)

FAMILY BATHROOM

7'0 x 5'7 (2.13m x 1.70m)

SECOND FLOOR LANDING

MASTER BEDROOM

13'0 x 10'3 (3.96m x 3.12m)

EN-SUITE SHOWER ROOM

6'9 x 6'0 (2.06m x 1.83m)

BEDROOM TWO

13'0 x 9'0 (3.96m x 2.74m)

EXTERNALLY



OUR SERVICES

Mortgage Advice

Conveyancing

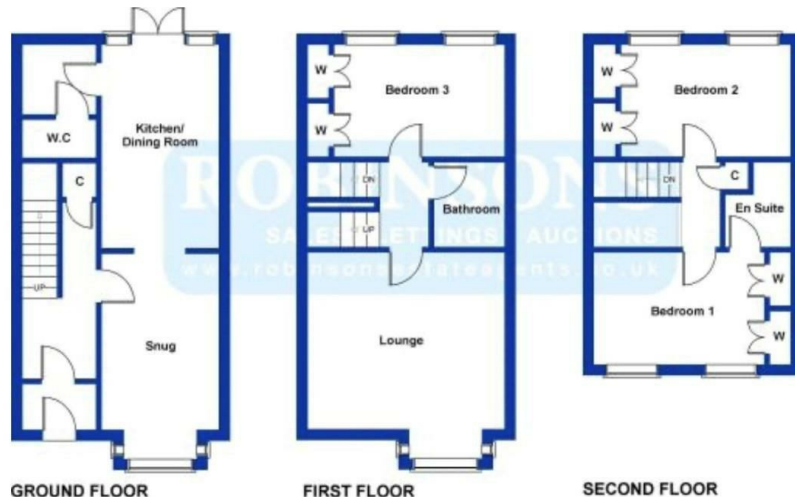
Surveys and EPCs

Property Auctions

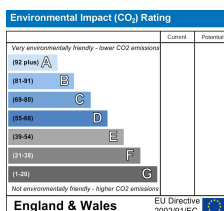
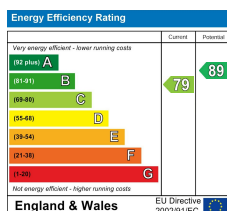
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



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@robinsonscsls.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@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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3 High Street, Sedgfield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk