



Winterton Avenue, Sedgfield, TS21 3NJ  
4 Bed - House - Townhouse  
£245,000

**ROBINSONS**  
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Presented to the market with a touch of style & sophistication; we are thrilled to offer for sale this thoroughly upgraded & modernised townhouse with four bedrooms & two bathrooms on Winterton Avenue, within the highly desirable location of Sedgefield. This exceptionally well presented residence has been lovingly improved to create a home which is the perfect purchase for buyers seeking the 'move-in ready' property. 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, this deceptively spacious property also benefits from gas central heating & double glazing throughout. In brief, this tastefully decorated family home comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, a sensational 26ft (approximately) re-fitted kitchen/diner/family area with a range of fitted wall & base units, French doors to the rear garden & access to a utility area. The first floor landing boasts a beautiful lounge with attractive bay window to front elevation & the lovely master bedroom has en-suite facilities. The second floor landing hosts three further bedrooms & the outstanding re-fitted family bathroom with modern three piece suite. Externally, the property enjoys a well maintained, enclosed garden to the rear with driveway parking for two vehicles, whilst the front is open aspect. This property is exquisite, is sure to impress & is presented to a 'show home' standard throughout. We thoroughly encourage full internal inspection in order to fully appreciate the style, quality, layout, space & standard of this stunning home for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: E

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

**RE-FITTED KITCHEN / DINER / FAMILY ROOM**  
26'10 x 12'6 (8.18m x 3.81m)

#### **UTILITY AREA**

#### **FIRST FLOOR LANDING**

**LOUNGE**  
16'3 x 9'8 (4.95m x 2.95m)

**BEDROOM**  
10'7 x 9'1 (3.23m x 2.77m)

**RE-FITTED EN-SUITE SHOWER ROOM**  
8'9 x 4'11 (2.67m x 1.50m)

#### **SECOND FLOOR LANDING**

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

**BEDROOM**  
9'0 x 7'5 (2.74m x 2.26m)

**BEDROOM**  
9'3 x 7'1 (2.82m x 2.16m)

**RE-FITTED FAMILY BATHROOM**  
8'6 x 4'9 (2.59m x 1.45m)

#### **EXTERNALLY**

#### **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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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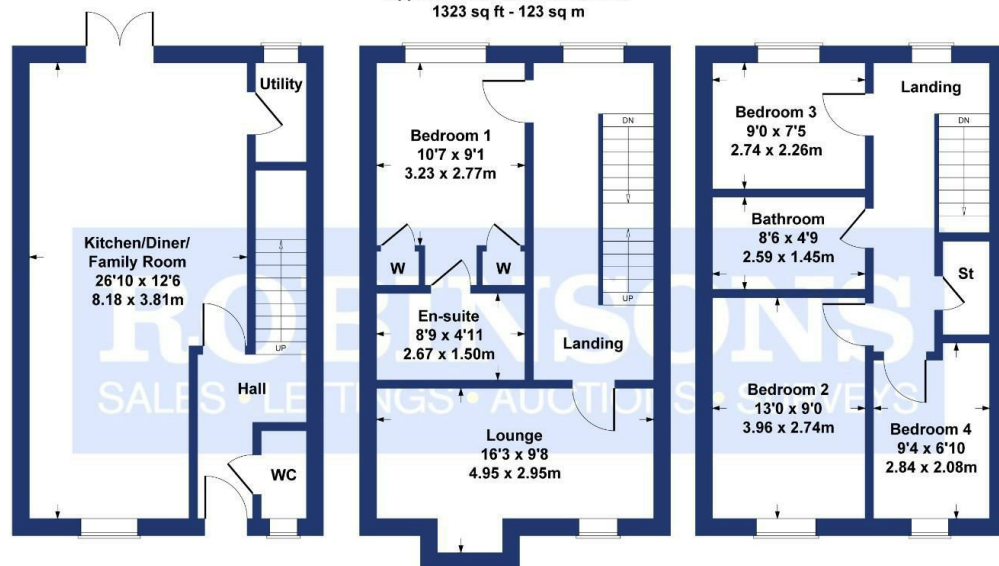
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Winterton Avenue, Sedgefield, TS21 3NJ

Approximate Gross Internal Area  
1323 sq ft - 123 sq m



GROUND FLOOR

FIRST FLOOR

SECOND 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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

### DURHAM

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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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.

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



# ROBINSONS

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