



West End, Sedgfield, TS21 2BW  
2 Bed - House - Mid Terrace  
£114,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Positioned beautifully within the heart of Sedgfield, it is with pleasure that we offer to the market with no onward chain; this deceptively specious two bedroom terraced house on West End. This quaint residence would be the perfect purchase for first time buyers or those looking to downsize & benefits from gas central heating via a combi boiler & single glazing throughout. Having easy access to all of the immediate amenities the desirable village of Sedgfield has to offer, the property is also within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. In brief, this well proportioned home comprises: Welcoming entrance lobby, spacious lounge (measuring 14ft approximately) with window to front elevation, kitchen with a range of fitted wall & base units & inner hallway with access to rear & stairs to the first floor. The first floor landing boasts two bedrooms & modern shower room. Externally, the property enjoys a small, enclosed yard to rear whilst the front is open aspect. We thoroughly encourage full internal inspection in order to fully appreciate the style, space, location & potential of this impressive property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: B

#### **ENTRANCE LOBBY**

**LOUNGE**  
14'7 x 14'7 (4.45m x 4.45m)

**KITCHEN**  
13'0 x 9'6 (3.96m x 2.90m)

#### **INNER HALLWAY**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
14'9 x 12'7 (4.50m x 3.84m)

**BEDROOM TWO**  
13'8 x 6'8 (4.17m x 2.03m)

**SHOWER ROOM**  
6'5 x 5'9 (1.96m x 1.75m)

#### **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.



# OUR SERVICES

Mortgage Advice

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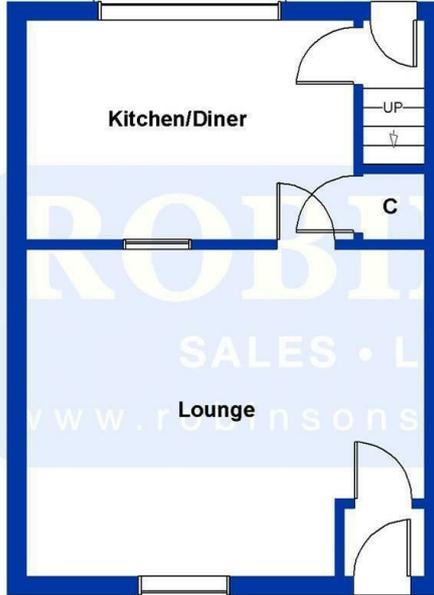
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



**GROUND FLOOR**



**FIRST FLOOR**

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](http://www.potterplans.co.uk)

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		
EU Directive 2002/91/EC		
England & Wales		

## DURHAM

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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.



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