



**Woodland Mews, Sedgfield, TS21 3EH**  
**1 Bed - Apartment - Purpose Built**  
**£74,950**

**ROBINSONS**  
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We are thrilled to offer to the market this deceptively spacious ground floor apartment with one double bedroom situated pleasantly within the heart of Sedgefield on Woodland Mews. The property is within walking distance to all of the local amenities offered in & around Sedgefield & the surrounding areas, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from electric central heating & double glazing throughout. An ideal purchase for the first time buyers, those looking to downsize or the buy-to-let investor, the property itself briefly comprises: Welcoming entrance lobby, spacious lounge with window to front elevation, kitchen with a range of fitted wall & base units, one double bedroom & shower room. Externally, the property enjoys an enclosed garden to the rear with an allocated parking area in addition. We highly encourage internal inspection in order to fully appreciate the style, space & quality of this desirable home for sale.

Leasehold - 963 years remaining  
EPC Rating: D  
Council Tax Band: A

#### **ENTRANCE LOBBY**

#### **LOUNGE**

13'10 x 14'2 (4.22m x 4.32m)

#### **KITCHEN**

10'10 x 7'8 (3.30m x 2.34m)

#### **DOUBLE BEDROOM**

11'3 x 10'3 (3.43m x 3.12m)

#### **SHOWER ROOM**

6'2 x 5'6 (1.88m x 1.68m)

#### **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

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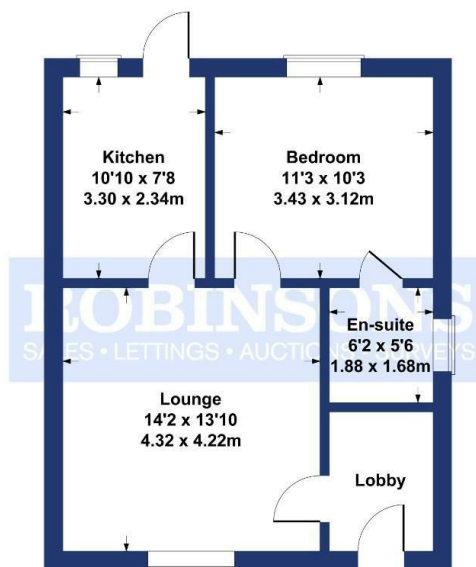
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Woodland Mews, Sedgfield, TS21 3EH

Approximate Gross Internal Area  
508 sq ft - 47 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### 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

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### SPENNYMOOR

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### SEDGFIELD

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### WYNYARD

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E: info@robinsonswyny ard.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 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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