



Cragside, Sedgfield, TS21 2DQ
3 Bed - House - Semi-Detached
Offers Over £170,000

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We are delighted to offer to the market with no onward chain; this deceptively spacious semi detached house with three bedrooms pleasantly positioned on Cragside, within the heart of the highly sought after, family orientated location of Sedgfield. Whilst the property does require full internal modernisation & is to be 'sold as seen', this is the perfect purchase for clients seeking a home which they can fully 'put their own stamp on' & really make their own. Having easy access to all of the local amenities offered in & around Sedgfield itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing. In brief, the property itself comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge (measuring 14ft approximately) with window to front elevation, dining area, kitchen with a range of fitted wall & base units & utility room with access to rear garden. The first floor landing boasts three bedrooms & family bathroom with three piece suite. Externally, the property enjoys a good sized, enclosed East-facing garden to the rear whilst an additional garden area is positioned at the front. Only via thorough internal inspection can the style, space, layout & potential within this impressive home be fully appreciated.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE HALLWAY

LOUNGE
14'3 x 11'6 (4.34m x 3.51m)

DINING AREA
9'10 x 8'8 (3.00m x 2.64m)

KITCHEN
10'4 x 8'11 (3.15m x 2.72m)

UTILITY ROOM
8'5 x 7'7 (2.57m x 2.31m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'9 x 11'2 (3.58m x 3.40m)

BEDROOM TWO
11'2 x 10'7 (3.40m x 3.23m)

BEDROOM THREE
8'9 x 7'8 (2.67m x 2.34m)

BATHROOM
8'8 x 5'6 (2.64m 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.

COIMPLIANCE

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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WYNYARD

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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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