

**Cherry Tree Drive, Sedgefield, TS21 3DN**  
**2 Bed - House - Semi-Detached**  
**£139,950**

**ROBINSONS**  
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We are delighted to offer to the market with no onward chain; this deceptively spacious semi detached house with two double bedrooms situated pleasantly on Cherry Tree Drive, within the highly sought after area of Sedgefield. This well maintained property for young families/first time buyers or those looking to downsize. Having easy access to all of the immediate amenities Sedgefield itself has to offer & within excellent commuting distance to all major road links & bus routes leading to Durham City, Darlington & Teeside, the property also benefits further from gas central heating & double glazing throughout. In brief, the property itself comprises: Welcoming entrance hallway with stairs to the first floor, a lovely sized lounge (measuring 16ft approximately) with windows to both front & rear elevation, an impressive kitchen/dining area with a range of fitted wall & base units, side lobby & useful utility area. The first floor landing boasts two good sized bedrooms & a family bathroom with three piece suite. Externally, this lovely residence enjoys a spectacular sized, enclosed South-East facing garden to the rear which is largely laid to lawn, whilst the front is open aspect with further lawned area. Only via thorough internal inspection can the style, layout, size & potential of this impressive home be fully appreciated.

FREEHOLD  
EPC Rating: D  
Council Tax Band: B

#### **ENTRANCE HALLWAY**

**LOUNGE**  
16'5 x 11'6 (5.00m x 3.51m)

**KITCHEN / DINING AREA**  
12'10 x 10'5 (3.91m x 3.18m)

#### **OUTHOUSE / UTILITY AREA**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
16'5 x 9'9 (5.00m x 2.97m)

**BEDROOM TWO**  
12'11 x 9'9 (3.94m x 2.97m)

**BATHROOM**  
9'9 x 7'5 (2.97m x 2.26m)

#### **EXTERNALLY**





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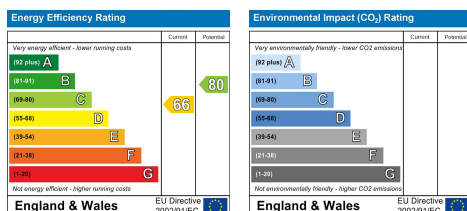
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Strategic Marketing Plan

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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.

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