Naylor Road, Sedgefield, TS21 2EA

3 Bed - House - Semi-Detached

£169,950

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Positioned pleasantly overlooking the green; it is with pleasure that we offer to the market, this deceptively spacious three bedroom semi detached house on Naylor Road, within the popular village location of Sedgefield. Thoroughly upgraded & modernised in 2022 & boasting a beautiful re-fitted kitchen/ dining area, this is the ideal purchase for clients seeking a 'move-in ready' home. Having easy access to all of the local amenities offered within the village & within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing. Well proportioned throughout, the property in brief, comprises: Welcoming entrance hallway with stairs to the first floor, an attractive lounge spanning the depth of the property with windows to both front & rear elevations, the re-fitted kitchen/dining room with a range of fitted wall & base units, inner lobby with access to rear & ground floor cloaks/wc. The first floor landing boasts three good sized bedrooms & a re-fitted family bathroom. Externally, the property is open aspect to front, whilst to the rear, there is an enclosed garden with outhouse. We urge clients not to miss out on this excellent opportunity to acquire this impressive home within this popular, family orientated location & strongly encourage thorough internal inspection.

FREEHOLD
EPC Rating: D
Council Tax Band: B

ENTRANCE HALLWAY

LOUNGE
17'1" x 10'4" (5.21 x 3.15)

KITCHEN / DINING AREA
17'10" x 8'4" (5.44 x 2.54)

INNER LOBBY

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
12'3" x 11'6" (3.73 x 3.51)

BEDROOM TWO
12'3" x 10'6" (3.73 x 3.20)

BEDROOM THREE
7'11" x 7'3" (2.41 x 2.21)

BATHROOM
7'10" x 5'3" (2.39 x 1.60)

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

OUR SERVICES

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Property Auctions

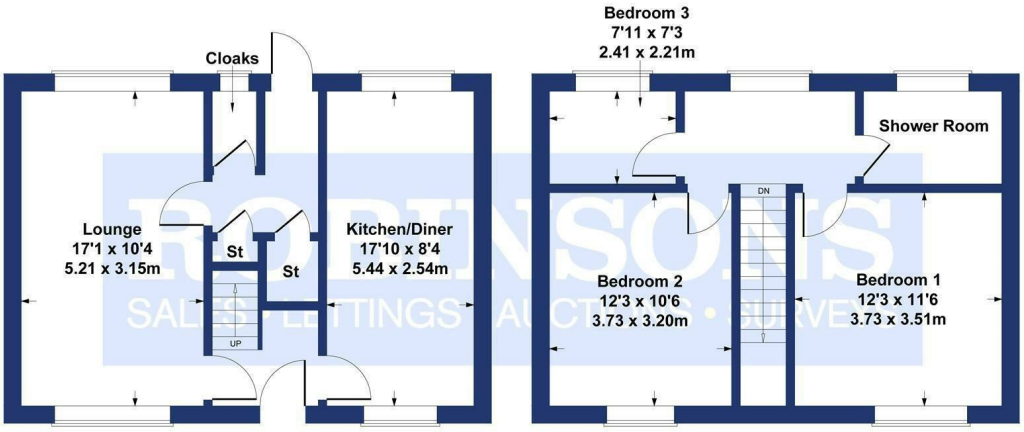
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Naylor Road, Sedgefield, TS21 2EA

Approximate Gross Internal Area
915 sq ft - 85 sq m



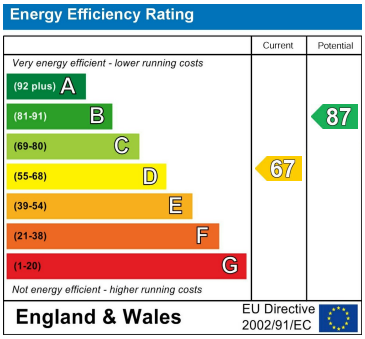
GROUND FLOOR

FIRST 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. 2022



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RICS

ARLA Association of Residential Letting Agents

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