



Elm Avenue, Sedgfield, TS21 3DF
3 Bed - House - Semi-Detached
£169,950

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We are delighted to offer to the market with no onward chain this impressive semi detached house with three bedrooms situated pleasantly on Elm Avenue, within the highly sought after location of Sedgfield. This deceptively spacious property enjoys a good sized plot with driveway area to the side offering off road parking. 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, this well proportioned residence also benefits from gas central heating via a combi boiler & re-fitted double glazing throughout. Additionally, we have been advised by the current vendors that the roof has also been replaced. In brief, the property itself comprises: Welcoming entrance hallway with stairs to the first floor, an impressive 12ft (approximately) lounge with window to front elevation, an open-plan kitchen/dining area with a range of fitted wall & base units & further access into a useful outhouse/utility area. The first floor landing boasts three bedrooms & a modern family bathroom with three piece suite. Externally, the property is open aspect to the front which is largely laid to lawn with driveway to the side, whilst an enclosed, South-West facing garden is situated to the rear with paved patio & lawned areas bordered via a range of plant, tree & shrubs. We highly encourage thorough internal inspection in order to fully appreciate the style, space, layout, location & potential of this desirable home for sale.

FREEHOLD
EPC Rating:
Council Tax Band: B

ENTRANCE HALLWAY

LOUNGE
12'8 x 12'6 (3.86m x 3.81m)

KITCHEN / DINING AREA
19'4 x 9'3 (5.89m x 2.82m)

FIRST FLOOR LANDING

MASTER BEDROOM
13'5 x 12'8 (4.09m x 3.86m)

BEDROOM TWO
12'3 x 8'9 (3.73m x 2.67m)

BEDROOM THREE
8'8 x 7'5 (2.64m x 2.13m)

BATHROOM
7'5 x 5'5 (2.26m x 1.65m)

EXTERNALLY

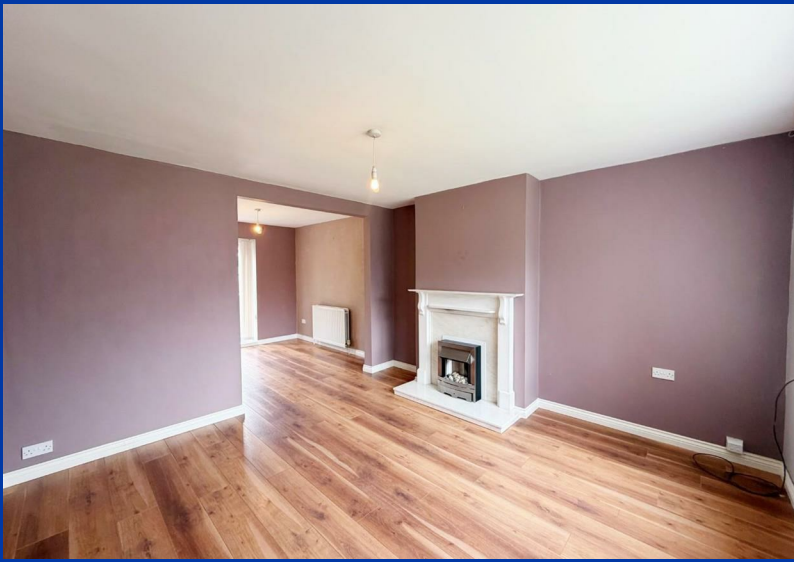
OUTHOUSE

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.

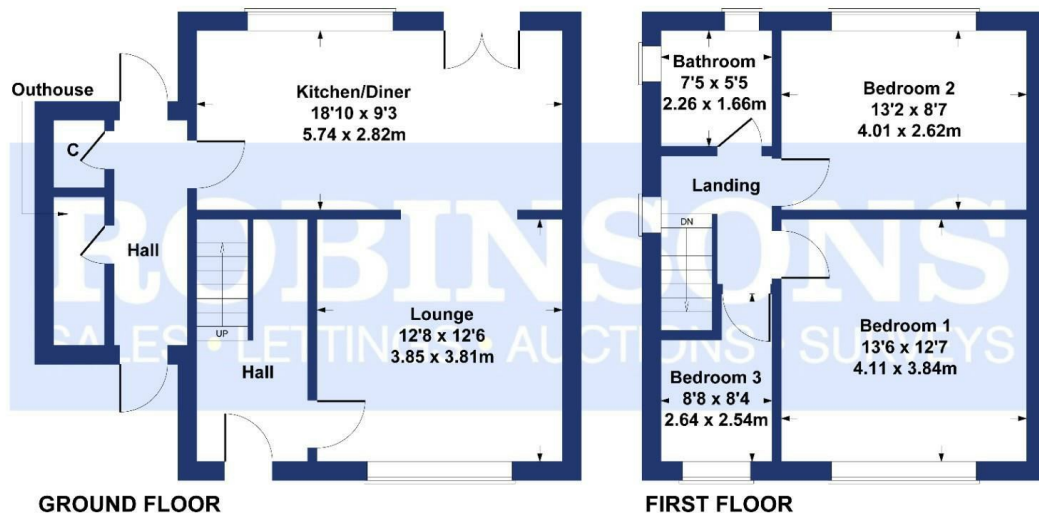


OUR SERVICES

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Lettings and Management
Strategic Marketing Plan
Dedicated Property Manager

Elm Avenue, Sedgefield, TS21 3DF

Approximate Gross Internal Area
840 sq ft - 78 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		
(55-68) D		
(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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WYNYARD

The Wynd
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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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