



The Willows, Sedgfield, TS21 2EE
1 Bed - Apartment
£79,950

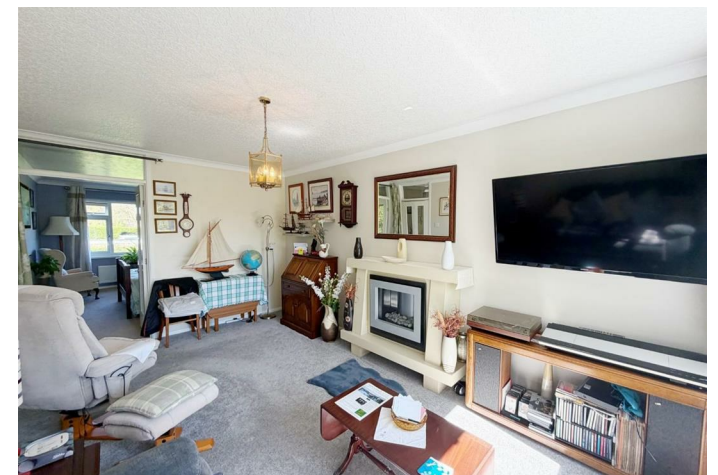
ROBINSONS
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The Willows

Sedgefield, TS21 2EE

It is with pleasure that we offer to the market with no onward chain, this deceptively spacious first floor apartment with one double bedroom situated pleasantly within the highly sought after location of The Willows, Sedgefield. This impressive dwelling has been beautifully maintained & would be the perfect purchase for first time buyers or those looking to downsize. Having easy access to all of the local amenities offered within the desirable village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this tastefully decorated home also benefits from gas central heating via a combi boiler & 2024 re-fitted double glazing throughout. In brief the property comprises: Welcoming entrance lobby with stairs to the first floor, landing with ample storage, a 16ft (approximately) lounge with window to front elevation, kitchen with a range of fitted wall & base units, one double bedroom & shower room. Externally, the property enjoys communal gardens. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & standard of this lovely apartment for sale.

LEASEHOLD - 965 Years Remaining
EPC Rating: TBC
Council Tax Band: A











ENTRANCE LOBBY

FIRST FLOOR LANDING

LOUNGE

15'11 x 10'5 (4.85m x 3.18m)

KITCHEN

9'6 x 9'1 (2.90m x 2.77m)

DOUBLE BEDROOM

14'0 x 10'5 (4.27m x 3.18m)

BATHROOM

8'0 x 4'7 (2.44m x 1.40m)

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.



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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