



Winterton Avenue, Sedgfield, TS21 3NJ
2 Bed - Flat
£675 Per Month

ROBINSONS
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Winterton Avenue Sedgefield, TS21 3NJ

We are thrilled to offer to the market TO LET this extremely well presented second floor apartment situated pleasantly on Winterton Avenue, within the highly sought after location of Sedgefield. This impressive residence is located within a block of only three properties & benefits from gas central heating & double glazing throughout. Having easy access to all of the immediate amenities which Sedgefield itself has to offer, the property is also within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. Neutrally decorated throughout, this deceptively spacious home briefly comprises: Welcoming entrance hallway, a stunning 18ft x 12ft (approximately) lounge/diner with access into kitchen with a range of fitted wall & base units, two double bedrooms (both of which benefit from built-in wardrobes) & a bathroom with white three piece suite. Externally, there is a private parking area to rear elevation. This lovely property is not one to miss out on & we thoroughly recommend full internal viewing in order to fully appreciate its style, layout, quality & standard. Contact Robinsons Sedgefield today to arrange your appointment.

Rent: £675 pcm

Bond: £675

Tenants required earnings: £20,400 Guarantor earnings: £24,480

EPC Rating: C

Council Tax Band: C









ENTRANCE HALLWAY

LOUNGE / DINING AREA

18'3 x 12'3 (5.56m x 3.73m)

KITCHEN

11'7 x 7'0 (3.53m x 2.13m)

MASTER BEDROOM

13'9 x 8'10 (4.19m x 2.69m)

BEDROOM TWO

9'10 x 8'2 (3.00m x 2.49m)

BATHROOM

7'0 x 6'6 (2.13m x 1.98m)

EXTERNALLY

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Approximate Gross Internal Area
640 sq ft - 59 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(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	

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.

