



## Pine Ridge Avenue, Sedgfield, TS21 3EF

Located in a cul de sac, this 3 bedroom semi detached property is located in the pleasant village of Sedgfield. Within walking distance to all of the amenities which the village has to offer and has easy access to all major road links leading to Durham City, Darlington & Teesside.

The ground floor features a welcoming porch and hallway leading to a comfortable lounge, while the modern kitchen/dining room boasts integrated appliances and French doors opening to the rear garden - perfect for entertaining friends and family. To the first floor are three bedrooms and family bathroom. There is an additional loft space which is accessed via the third bedroom.

Externally, the property benefits from a detached garage and driveway/carport and front and rear gardens which are mostly laid to lawn.

Asking Price £190,000



# Pine Ridge Avenue, Sedgefield, TS21 3EF

PORCH

HALL

LOUNGE

13'6" x 12'4" (4.11m x 3.76m)

KITCHEN/DINING ROOM

15'6" x 10'3" (4.72m x 3.12m)

LANDING

BEDROOM ONE

13'4" x 8'8" (4.06m x 2.64m )

BEDROOM TWO

9'3" x 9'2" (2.82m x 2.79m)

BATHROOM

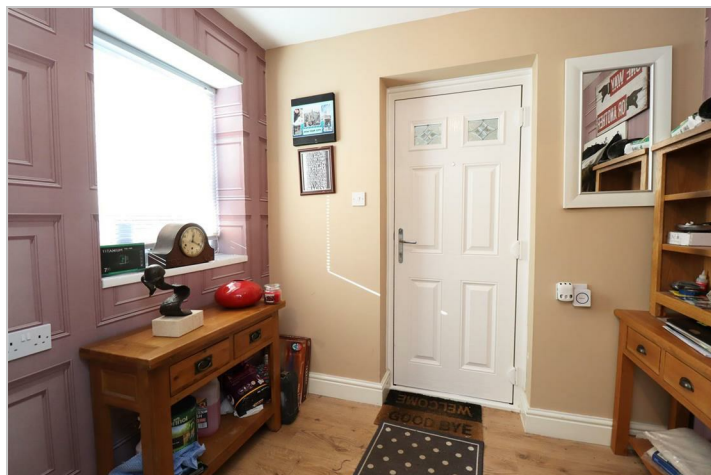
6'2" x 6'1" (1.88m x 1.85m)

BEDROOM THREE

10'5" x 6'9" (3.18m x 2.06m )

LOFT SPACE

15'6" x 12'2" (4.72m x 3.71m)

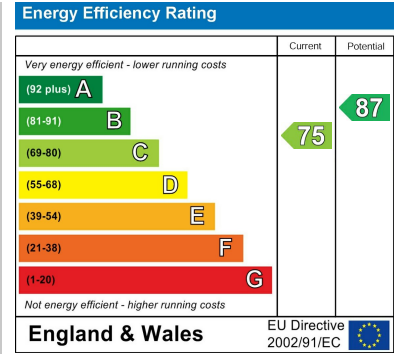




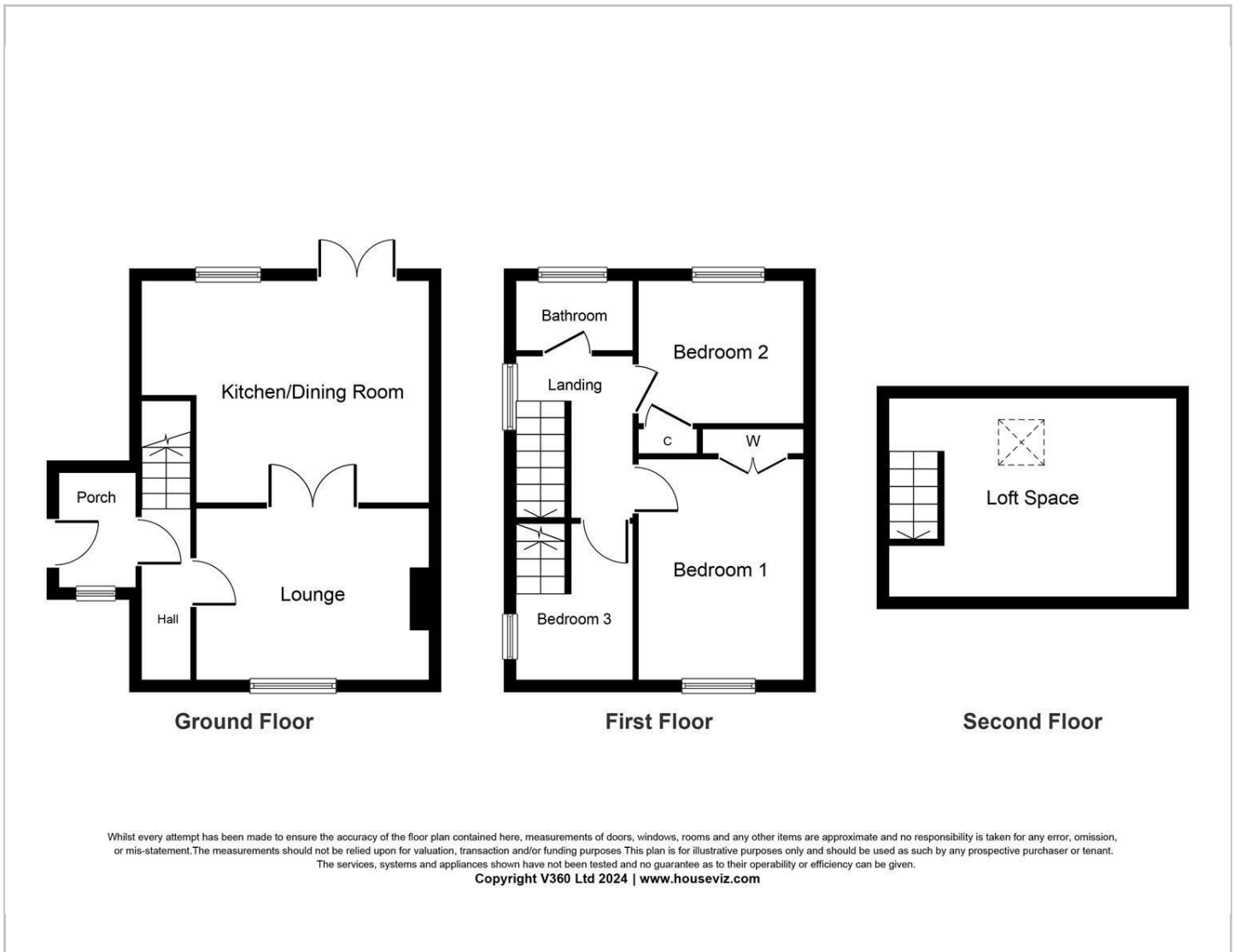
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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