

Saddler Drive, Sedgefield, Stockton-On-Tees, TS21 2BF
Price £108,900



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Council Tax Band: E

**** Shared Ownership **** Part Buy - Part Rent opportunity at a 'Set price' of £108,900 for 33% ownership. The remaining 67% is available for a monthly rental amount of £661.64, which conveniently includes the lease management fee and buildings insurance.

This home is a generous four-bedroom detached family home located on a sought-after modern development. This property offers an excellent opportunity for those looking to invest in a shared ownership arrangement (qualifying criteria required - ask for further details).

This delightful home boasts two ensuite bedrooms, plus family bathroom, providing added privacy and comfort for family members or guests. The spacious layout is perfect for family living, allowing for both relaxation and entertaining.

Situated in a lovely location within the development, this property benefits from a peaceful environment while remaining conveniently close to local amenities and transport links. Additionally, the home is still covered by its 10-year NHBC warranty, offering peace of mind for prospective buyers.

This is a fantastic opportunity to secure a modern family home in a desirable area, perfect for those seeking a blend of comfort and convenience.

Disclaimer: This property is part of 'Heylo Shared Ownership Scheme' - terms & conditions apply. It is not available for purchase for Buy to Let purposes.

Ground Floor
Entrance hallway, cloak/WC, lounge opening to a dining room, followed by a delightful kitchen breakfast room.

First Floor
Landing opening to a family bathroom and four good size bedrooms, two with ensuite shower rooms.

Externally

Gardens to both front and rear, driveway and garage.

Please note:
Council tax Band - E
Tenure - Freehold
EPC Rating: B
Total sq ft to be considered guide only.

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Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy.
No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal Elevation

Lounge
18'6" x 10'10" (5.64 x 3.31)

Separate Dining Room
9'10" x 9'4" (3.02 x 2.86)

Kitchen
16'7" x 9'10" (5.08 x 3.02)

Ground Floor Cloaks/W.C

First Floor Landing

Principal Bedroom
15'3" x 10'9" (4.65 x 3.30)

En-Suite
6'8" x 6'0" (2.05 x 1.83)

Second Bedroom
13'4" x 12'11" (4.07 x 3.94)

En-Suite
8'3" x 5'9" (2.53 x 1.76)

Third Bedroom
10'0" x 8'11" (3.05 x 2.73)

Fourth Bedroom
10'3" x 8'3" (3.14 x 2.54)

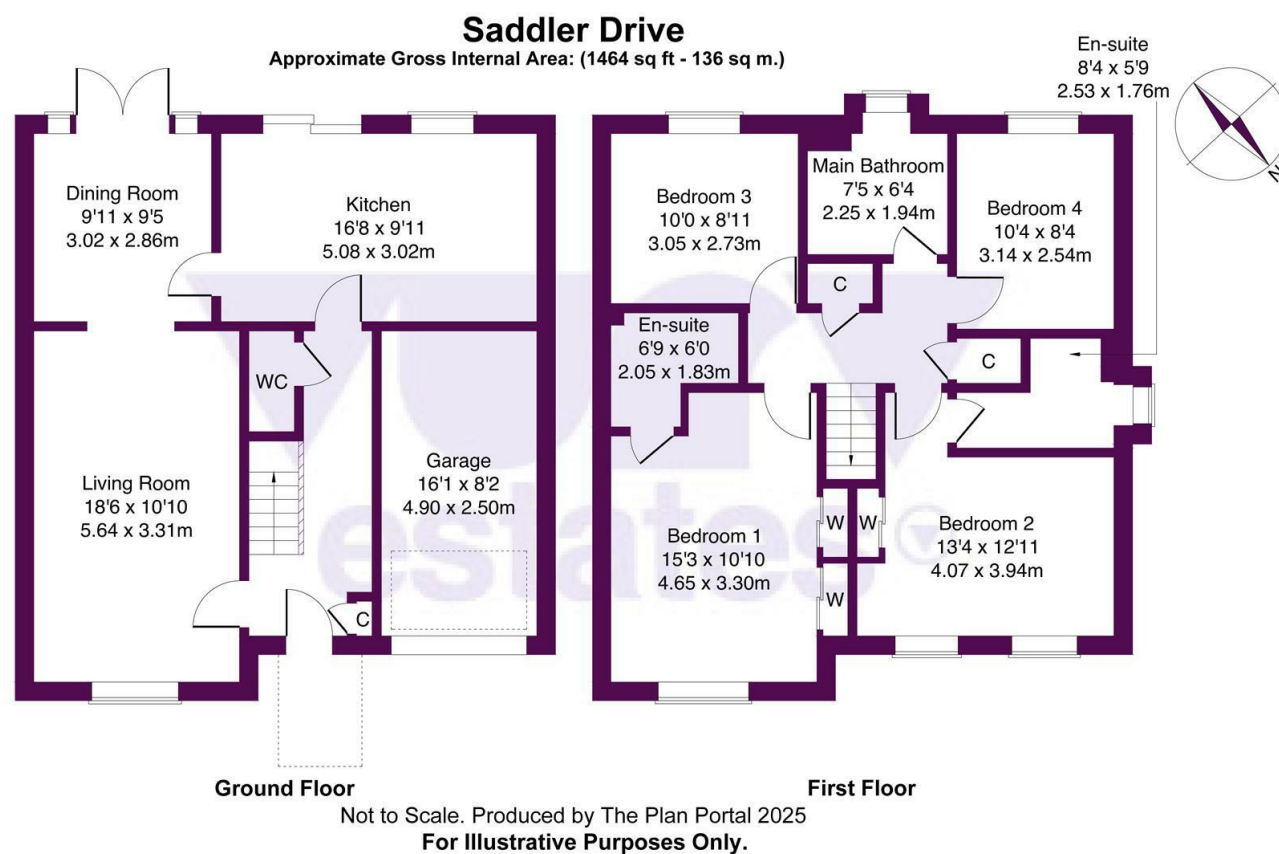
Family Bathroom
7'4" x 6'4" (2.25 x 1.94)

Garage
16'0" x 8'2" (4.90 x 2.50)

Rear Garden



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	