



Beaumont Court, Sedgfield, TS21 3AG
2 Bed - Bungalow - Semi Detached
£165,000

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Situated beautifully within the highly sought after, family orientated location of Beaumont Court; it is with pleasure that we offer to the market with no onward chain this deceptively spacious semi detached bungalow with two double bedrooms. This impressive home has easy access to all of the local amenities that the popular village of Sedgefield has to offer; is within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating & double glazing throughout. Whilst the property does require some internal modernisation, this is the perfect purchase for clients seeking a residence which they can 'put their own stamp' on. In brief, the property itself comprises: welcoming entrance hallway, a lovely 14ft (approximately) lounge with feature fireplace & bow window to front elevation, separate dining room which gives access through to a kitchen with a range of fitted wall & base units & further access through to an impressive sun room, two bedrooms & bathroom with three piece suite. Externally, the property enjoys an enclosed garden to the rear with open aspect gardens to front & further garden area to the side. In addition, there is a single garage (measuring 15ft approximately) to the rear elevation. This well proportioned home is flooded with natural light throughout & we thoroughly recommend internal viewing in order to fully appreciate the size, layout & potential of this impressive home for sale.

EPC Rating: E
Council Tax Band: B

ENTRANCE HALLWAY

LOUNGE

14'0 x 10'9 (4.27m x 3.28m)

DINING ROOM

11'0 x 8'7 (3.35m x 2.62m)

KITCHEN

9'2 x 6'0 (2.79m x 1.83m)

SUN ROOM

9'8 x 8'7 (2.95m x 2.62m)

MASTER BEDROOM

12'0 x 11'7 (3.66m x 3.53m)

BEDROOM TWO

11'0 x 8'0 (3.35m x 2.44m)

BATHROOM

7'6 x 5'4 (2.29m x 1.63m)

EXTERNALLY

SINGLE GARAGE

15'11 x 8'2 (4.85m x 2.49m)



OUR SERVICES

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Property Auctions

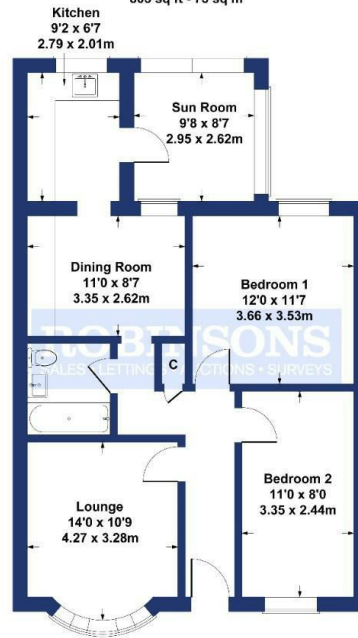
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beaumont Court, Sedgfield, TS21 3AG

Approximate Gross Internal Area
805 sq ft - 75 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
		84	
		52	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(61-91)	B		
(49-60)	C		
(35-48)	D		
(19-34)	E		
(11-18)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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