



Station Road, Sedgfield, TS21 2DA  
3 Bed - House - Semi-Detached  
£235,000

**ROBINSONS**  
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Positioned within the highly sought after location of Station Road, Sedgfield; we are delighted to offer to the market with no onward chain, this extended, semi detached house with three double bedrooms & additional loft space. Having easy access to all of the local amenities offered in & around Sedgfield itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside, the property also benefits from gas central heating & double glazing throughout. Whilst elements of the property do require some internal modernisation, this is the ideal purchase for clients seeking a home which they can 'put their own stamp' on. In brief, this well proportioned residence comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with bay window to front elevation, separate dining room (measuring 17ft approximately) & kitchen with a range of fitted wall & base units. The first floor landing boasts three generous sized bedrooms (the master bedroom having a small en-suite shower room), family bathroom with four piece suite. An additional loft space (measuring 15ft approximately) provides ample storage. Externally, the property enjoys a tiered, enclosed South-facing garden whilst to the front, there is a driveway leading to a single garage. We highly encourage thorough internal inspection in order to fully appreciate the style, space, layout & potential of this lovely home for sale.

EPC Rating: D  
Council Tax Band: D  
FREEHOLD

#### **ENTRANCE LOBBY**

#### **LOUNGE**

16'5 x 13'9 (5.00m x 4.19m)

#### **SEPARATE DINING ROOM**

17'2 x 9'4 (5.23m x 2.84m)

#### **KITCHEN**

16'2 x 9'1 (4.93m x 2.77m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

22'7 x 9'3 (6.88m x 2.82m)

#### **EN-SUITE SHOWER ROOM**

#### **BEDROOM TWO**

16'10 x 7'8 (5.13m x 2.34m)

#### **BEDROOM THREE**

14'0 x 10'8 (4.27m x 3.25m)

#### **FAMILY BATHROOM**

16'3 x 6'8 (4.95m x 2.03m)

#### **LOFT SPACE**

15'7 x 10'2 (4.75m x 3.10m)

#### **EXTERNALLY**

#### **SINGLE GARAGE**

17'0 x 6'9 (5.18m x 2.06m)







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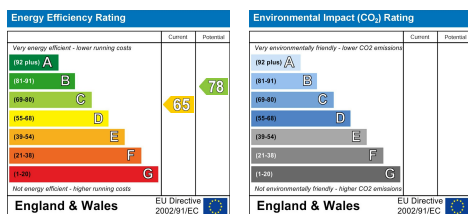
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