



Rectory Row, Sedgefield, TS21 2AF
2 Bed - House - Mid Terrace
£229,950

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Presented to the market with a touch of class & sophistication, we are delighted to offer for sale this spectacular 'period' style terraced residence situated within the heart of Sedgefield on Rectory Row with two double bedrooms. This delightful property boasts the character & authenticity of its original development but has been tastefully upgraded internally to create a warm, welcoming home which is an absolute credit to its current vendors. Having easy access to all of the local amenities the highly desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside, the property also benefits from gas central heating via a 2023 re-fitted combi boiler (new radiators to the ground floor were also re-fitted) & double glazing throughout. This is the ideal purchase for clients seeking that 'move-in ready' home which briefly comprises: Welcoming entrance lobby through to a 14ft (approximately) dining room with stairs to the first floor, stunning lounge (also measuring 14ft approximately) with window to front elevation, kitchen with a range of fitted wall & base units, a lovely garden room which enjoys views over the beautiful South-facing garden & access to a useful ground floor cloaks/wc. The first floor landing boasts two double bedrooms & a lovely shower room. Externally, this spending dwelling enjoys a sensational sized, enclosed South-facing garden to rear with artificial lawned areas, patio areas, a range of mature plant, tree & shrub borders & a lovely pergola. This home is truly one of a kind & only via thorough internal inspection can the style, layout, space, quirkiness & size of this deceptively spacious residence be fully appreciated.

SHOWER ROOM**EXTERNALLY**

EPC Rating: D
Council Tax Band: C

ENTRANCE LOBBY**SEPARATE DINING ROOM**

14'3 x 11'5 (4.34m x 3.48m)

LOUNGE

14'3 x 11'9 (4.34m x 3.58m)

KITCHEN

19'11 x 6'5 (6.07m x 1.96m)

GARDEN ROOM

9'3 x 5'4 (2.82m x 1.63m)

GROUND FLOOR CLOAKS / WC**FIRST FLOOR LANDING****MASTER BEDROOM**

14'4 x 11'5 (4.37m x 3.48m)

BEDROOM TWO

9'9 x 8'9 (2.97m x 2.67m)



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Strategic Marketing Plan

Dedicated Property Manager

Rectory Row, Sedgfield, TS21 2AF

Approximate Gross Internal Area
858 sq ft - 79 sq m



GROUND FLOOR FIRST FLOOR

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	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		66	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			

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