

Hornby Avenue, Sedgfield, TS21 2JH
3 Bed - Bungalow - Dormer Semi Detached
£199,950

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Positioned pleasantly within the highly sought after, family oriented location of Hornby Avenue, Sedgfield; we are thrilled to offer to the market with no onward chain, this deceptively spacious three bedroom semi detached dorma-style bungalow. This deceptively spacious residence is the ideal purchase for couples or those looing to downsize & benefits from gas central heating via a combi boiler & double glazing throughout. Having easy access to all of the immediate amenities offered in & around Sedgfield itself, the property is also within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teeside. In brief, this well proportioned home comprises: Welcoming entrance hallway with stairs to the first floor, a lovely lounge (measuring 19ft approximately) kitchen with a range of fitted wall & base units & a ground floor bedroom (with options to use as a separate dining room if necessary). The first floor landing boasts two bedrooms (the master bedroom having fitted wardrobes), shower room & a separate wc. Externally, the property occupies an impressive plot, enjoying a spectacular sized, enclosed South-East facing garden to the rear, whilst the front has a lawned area, accompanied alongside a driveway (providing ample vehicle parking for several cars) which leads to a detached single garage. We have also been advised by the current owner, that the fitted shutter blinds are to remain. We encourage thorough internal inspection in order to fully appreciate the style, layout & space offered within this desirable residence for sale.

DETACHED SINGLE GARAGE
18'11 x 9'10 (5.77m x 3.00m)

EPC Rating: TBC
Council Tax Band: C

ENTRANCE HALLWAY**LOUNGE**

19'10 x 16'7 (6.05m x 5.05m)

KITCHEN

11'9 x 9'10 (3.58m x 3.00m)

BEDROOM TWO

11'0 x 8'8 (3.35m x 2.64m)

FIRST FLOOR LANDING**MASTER BEDROOM**

12'6 x 9'7 (3.81m x 2.92m)

BEDROOM THREE

8'3 x 7'9 (2.51m x 2.36m)

SHOWER ROOM

6'9 x 6'6 (2.06m x 1.98m)

SEPARATE WC**EXTERNALLY**



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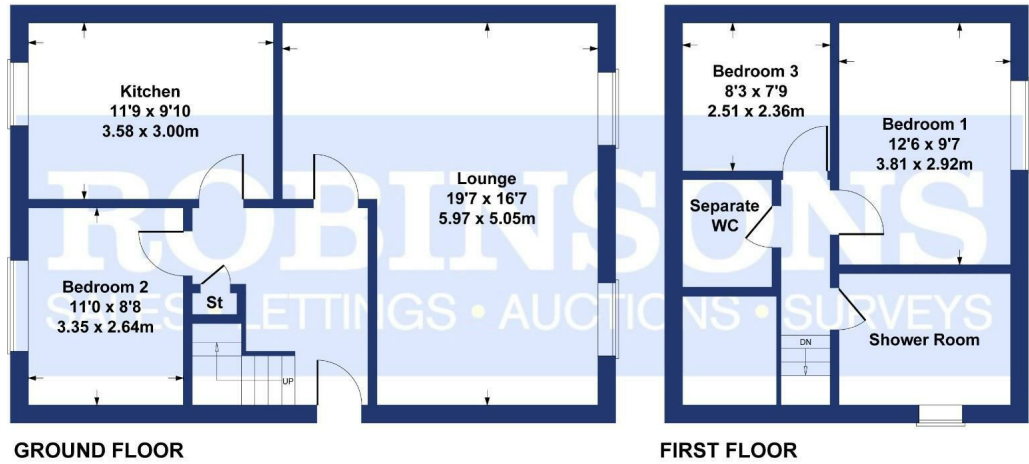
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hornby Avenue, Sedgfield, TS21 2JH

Approximate Gross Internal Area
1070 sq ft - 99 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. 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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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