

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 encourage thorough internal inspection in order to fully appreciate the style, layout & space offered within this desirable residence for sale.

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

DETACHED SINGLE GARAGE

18'11 x 9'10 (5.77m x 3.00m)



OUR SERVICES

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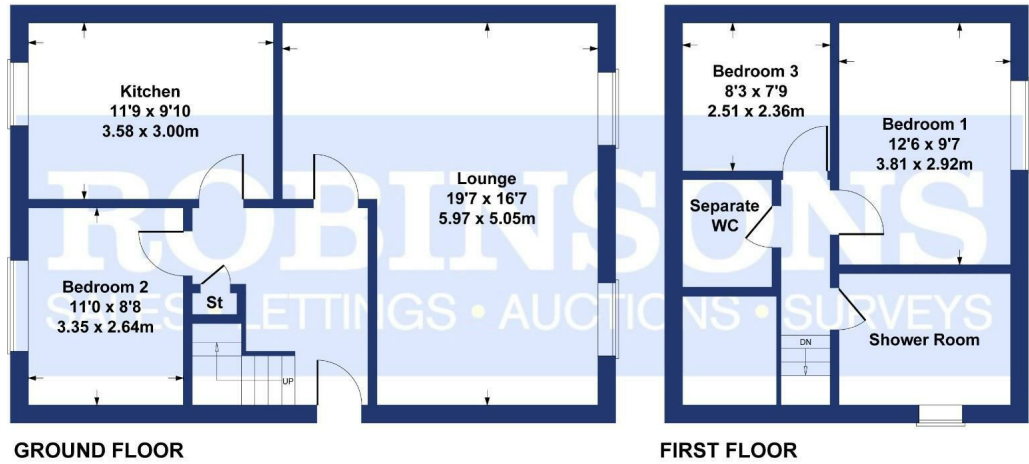
Lettings and Management

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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