

Winterton Avenue, Sedgfield, TS21 3NJ  
2 Bed - Apartment  
£116,500

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An absolute credit to its current owners; we are delighted to offer to the market with no onward chain, this immaculate ground floor apartment with two bedrooms situated pleasantly within the highly desirable location of Winterton Avenue, Sedgefield. Having easy access to all of the immediate amenities which the popular village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside; this well proportioned home also benefits from gas central heating via a 2021 re-fitted combi boiler & double glazing. An ideal opportunity for the first time buyer or those looking to downsize to acquire this impressive residence which is to also include all white goods & furniture. In brief, this recently redecorated home comprises: welcoming entrance hallway with storage, spacious lounge/dining area (measuring 17ft approximately) with window to front elevation, kitchen with a range of fitted wall & base units, two fitted bedrooms & a lovely re-fitted shower room. Externally, there is an allocated parking bay to rear. We thoroughly recommend internal viewing in order to fully appreciate the style, layout, quality & space of this stunning residence for sale.

EPC Rating: C  
Council Tax Band: C

#### **ENTRANCE HALLWAY**

#### **LOUNGE/DINING AREA**

17'11 x 12'3 (5.46m x 3.73m)

#### **KITCHEN**

11'8 x 7'1 (3.56m x 2.16m)

#### **MASTER BEDROOM**

13'10 x 8'10 (4.22m x 2.69m)

#### **BEDROOM TWO**

10'2 x 8'1 (3.10m x 2.46m)

#### **SHOWER ROOM**

6'8 x 5'9 (2.03m x 1.75m)

#### **EXTERNALLY**







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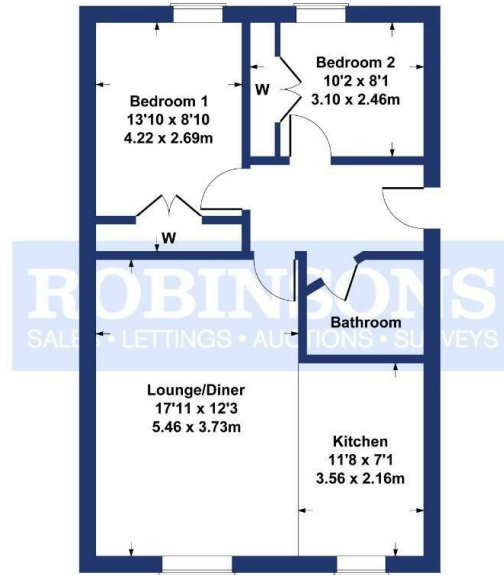
Strategic Marketing Plan

Dedicated Property Manager

Winterton Avenue, Sedgefield, TS21 3NJ

Approximate Gross Internal Area

640 sq ft - 59 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		75	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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