



Hornby Avenue, Sedgfield, TS21 2JH
2 Bed - Bungalow - Semi Detached
£198,000

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Nestled beautifully within a cul-de-sac location; it is with pleasure that we offer to the market this beautiful two bedroom semi detached 'dormer' style bungalow on Hornby Avenue within the highly sought after location of Sedgefield. Deceptively spacious, the property is close to a neighbouring green, has easy access to all of the local amenities offered in & around Sedgefield Village itself, is within excellent commuting distance to all major road links & bus routes leading to Durham City, Darlington & Teeside & benefits further from gas central heating via a combi boiler & double glazing throughout. Enjoying a superb sized South-facing garden to the rear; the property briefly comprises: welcoming entrance hallway with stairs to the first floor, a 19ft (approximately) L-shaped lounge with windows to front elevation, separate dining room with access to rear & a kitchen with a range of fitted wall & base units. The first floor landing boasts two bedrooms, bathroom & separate wc. Externally, this well proportioned home enjoys an enclosed, South-facing garden to the rear which is largely laid to lawn whilst the open aspect to the front boasts a spacious gravelled area & the superb sized driveway (which provides ample vehicle parking) leads to a single garage (measuring 26ft approximately). We encourage through internal inspection in order to fully appreciate the style, layout, space, quality & standard of this lovely home for sale.

EPC Rating: TBC
Council Tax Band: C

ENTRANCE HALLWAY

LOUNGE

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

SEPARATE DINING ROOM

11'0 x 8'7 (3.35m x 2.62m)

KITCHEN

12'1 x 9'4 (3.68m x 2.84m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'7 x 9'9 (3.84m x 2.97m)

BEDROOM TWO

8'4 x 7'10 (2.54m x 2.39m)

BATHROOM

6'9 x 6'1 (2.06m x 1.85m)

SEPARATE WC

EXTERNALLY

SINGLE GARAGE

26'7 x 9'10 (8.10m x 3.00m)



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Dedicated Property Manager

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-91kWh/m ² A		
91-81kWh/m ² B		
81-65kWh/m ² C		
65-55kWh/m ² D		
55-48kWh/m ² E		
48-35kWh/m ² F		
35-27kWh/m ² 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		
102-91kWh/m ² A		
91-80kWh/m ² B		
80-65kWh/m ² C		
65-55kWh/m ² D		
55-48kWh/m ² E		
48-35kWh/m ² F		
35-27kWh/m ² G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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