



, Mordon, TS21 2EY
3 Bed - House - Detached
Offers In The Region Of £400,000

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We are delighted to offer to the market with no onward chain, this impressive three bedroom property positioned beautifully within the highly sought after, semi-rural location of Mordon. Hillside House occupies a spectacular garden measuring 0.9 acres (approximately), has been a loving family home for many years & whilst it does require internal modernisation; absolutely oozes potential throughout. Having easy access to all of the local amenities offered in the neighbouring village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from oil central heating & double glazing. In brief, this character-style property comprises: Welcoming entrance lobby through to a stunning lounge (measuring 14ft x 14ft approximately) with bay window overlooking the village green, inner hallway with stairs to the first floor, an extended kitchen with a range of fitted wall & base units, separate dining room & ground floor shower room/wc. The first floor landing boasts three bedrooms (two of which are double) & a separate wc. Externally, this exquisite plot measures 0.9 acres (approximately), is largely laid to lawn & offers substantial outdoor space for clients seeking a large garden to enjoy. We thoroughly encourage full internal inspection in order to fully appreciate the style, character & potential of this exciting residence for sale.

EXTERNALLY

FREEHOLD
EPC Rating: TBC
Council Tax Band: D

ENTRANCE LOBBY

LOUNGE
14'10 x 14'6 (4.52m x 4.42m)

INNER LOBBY

SEPARATE DINING ROOM
14'6 x 11'6 (4.42m x 3.51m)

KITCHEN
13'7 x 10'2 (4.14m x 3.10m)

SHOWER ROOM
7'8 x 7'3 (2.34m x 2.21m)

FIRST FLOOR LANDING

MASTER BEDROOM
15'7 x 12'4 (4.75m x 3.76m)

BEDROOM TWO
11'10 x 11'2 (3.61m x 3.40m)

BEDROOM THREE
7'7 x 7'4 (2.31m x 2.24m)

SEPARATE WC



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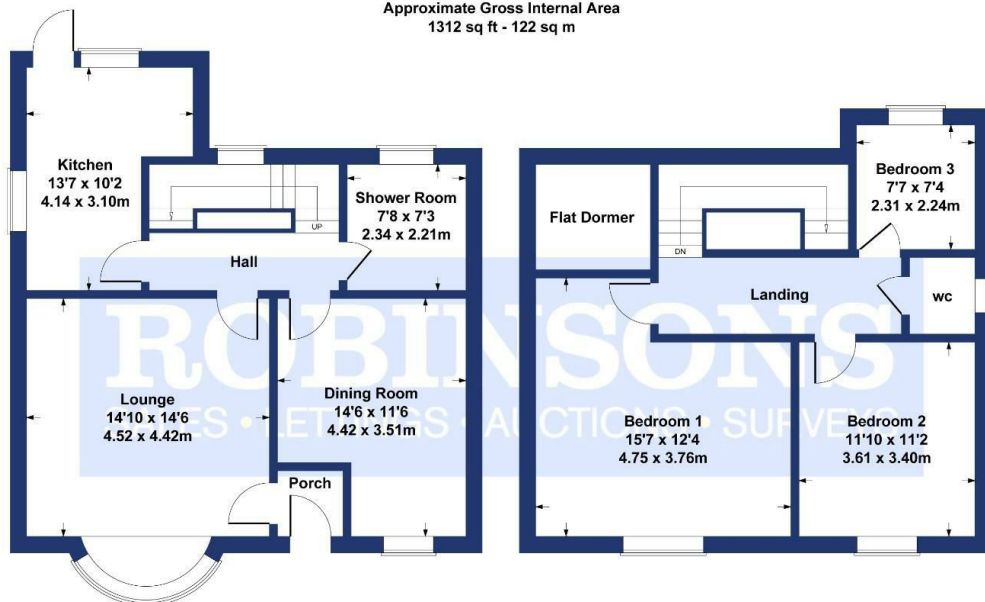
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hillside House, Mordon, TS21 2EY

Approximate Gross Internal Area
1312 sq ft - 122 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		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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