



Pine Ridge Avenue, Sedgefield, TS21 3EF  
3 Bed - House - Semi-Detached  
£172,950

**ROBINSONS**  
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We are delighted to offer to the market this deceptively spacious three bedroom semi detached house situated pleasantly on Pine Ridge Avenue within the heart of Sedgfield. Having easy to all of the local amenities that the village itself has to offer, this well proportioned home is also within good access to all major road networks & bus routes leading to Durham City, Darlington & Teesside & benefits further from gas central heating system & double glazing throughout. This welcoming home briefly comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with window to front elevation, kitchen/dining area (measuring 15ft approximately) with a range of fitted wall & base units & further access through to a conservatory. The first floor landing hosts three bedrooms & a family bathroom with three piece suite. Externally, this lovely home enjoys a private, enclosed garden to the rear which has paved patio & decking areas with plant & shrub borders whilst to the front, there is a lawned area & an excellent sized driveway (providing ample vehicle parking) which leads to a single garage. This property would be the ideal purchase for the family, first time buyer or potentially those looking to downsize. We highly recommend thorough internal inspection in order to fully appreciate the style, layout & space of this desirable home for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: C

#### **ENTRANCE HALLWAY**

**LOUNGE**  
13'6 x 12'6 (4.11m x 3.81m)

**KITCHEN / DINING AREA**  
15'8 x 10'4 (4.78m x 3.15m)

**CONSERVATORY**  
9'9 x 8'7 (2.97m x 2.62m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
15'2 x 9'3 (4.62m x 2.82m)

**BEDROOM TWO**  
9'3 x 8'9 (2.82m x 2.67m)

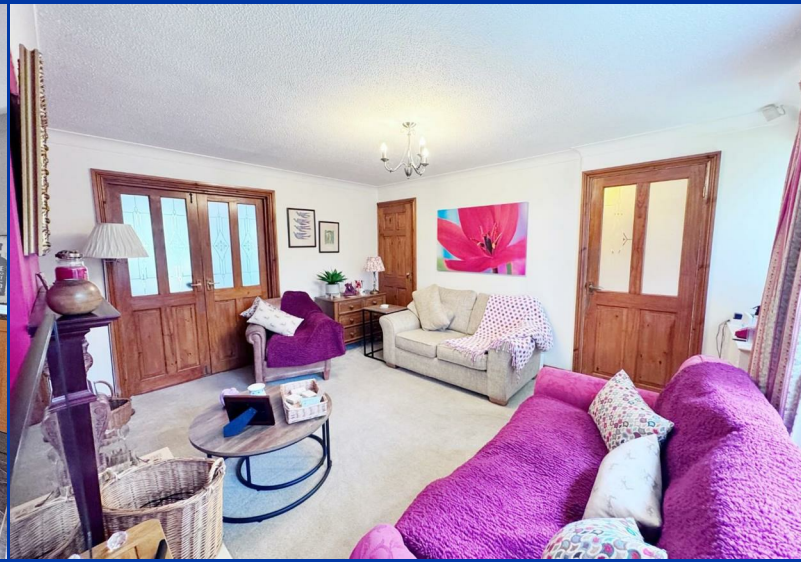
**BEDROOM THREE**  
10'6 x 6'8 (3.20m x 2.03m)

**BATHROOM**  
6'2 x 6'2 (1.88m x 1.88m)

#### **EXTERNALLY**

**SINGLE GARAGE**







# OUR SERVICES

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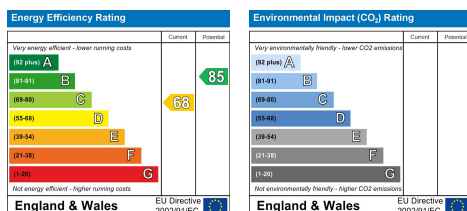
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Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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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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