

Boynston Grove, Sedgfield, TS21 3BD
3 Bed - House - End Terrace
Offers Over £164,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

REQUIRING FULL INTERNAL MODERNISATION Nestled **EXTERNALLY** within the heart of Sedgefield, we are thrilled to offer to the market with no onward chain; this deceptively spacious end-terraced house with three bedrooms & additional loft space situated pleasantly on Boynston Grove, Sedgefield. Having easy access to all of the local amenities that the stunning village of Sedgefield has to offer & within excellent commuting distance to all major road networks & bus routes, this well proportioned residence also benefits from gas central heating & double glazing throughout. Although this property does require full internal modernisation, it is an ideal opportunity for clients seeking a home which they can 'put their own stamp' on. In brief, the property comprises: welcoming entrance hallway with stairs to the first floor, lounge with window to front elevation & immediate access through to a family dining area, an L-shaped kitchen with a range of fitted wall & base units & access to rear to a ground floor cloaks/wc. The first floor landing gives access to an excellent sized loft space, three bedrooms (the master bedroom having fitted wardrobes & a en-suite shower) & a family bathroom with free standing bath. Externally, there is a lovely sized, enclosed West-facing garden to the rear which is landscaped & boasts a range of plants, trees & shrubs. To the front, there is a driveway for two vehicles. We thoroughly encourage full internal inspection in order to fully appreciate the style, layout, space & location of this stunning property for sale.

EPC Rating: D
Council Tax Band: B
Tenure: FREEHOLD

ENTRANCE HALLWAY

LOUNGE

13'8 x 11'11 (4.17m x 3.63m)

DINING AREA

11'4 x 7'4 (3.45m x 2.24m)

KITCHEN

13'11 x 10'0 (4.24m x 3.05m)

GROUND FLOOR CLOAKS/WC

FIRST FLOOR LANDING

MASTER BEDROOM

11'9 x 10'5 (3.58m x 3.18m)

BEDROOM TWO

9'2 x 7'8 (2.79m x 2.34m)

BEDROOM THREE

9'11 x 8'10 (3.02m x 2.69m)

LOFT SPACE



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Boynston Grove, Sedgfield, TS21 3BD

Approximate Gross Internal Area
818 sq ft - 76 sq m



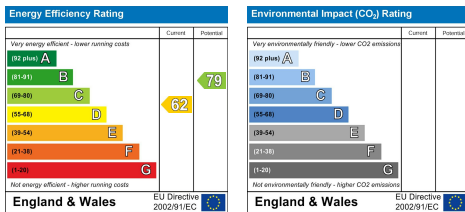
GROUND FLOOR

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. 2023



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDGFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgfield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

3 High Street, Sedgfield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgfield.co.uk

www.robinsonsestateagents.co.uk