



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

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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, Sedgefield, TS21 3BD

Approximate Gross Internal Area
818 sq ft - 76 sq m



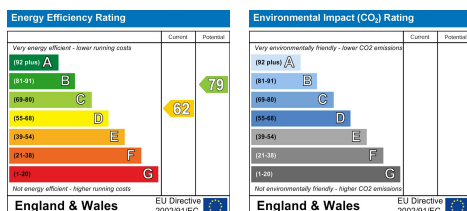
GROUND FLOOR

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



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