



Wallington Drive, Sedgfield, TS21 2HZ
3 Bed - House - Semi-Detached
£199,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Situated pleasantly within the highly sought after, family orientated location of Sedgefield, it is with pleasure that we offer to the market with no onward chain, this impressive three bedroom semi detached house on Wallington Drive. This well proportioned home occupies an impressive plot & boasts a good sized, South-facing garden to rear. Having easy access to all of the local amenities offered in & around the village itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property benefits further from double glazing & ducted air central heating. This property has been exceptionally well maintained, boasts good space for the family & briefly comprises: entrance porch through to a welcoming entrance hallway with stairs to the first floor, spacious lounge / dining area with windows to both front & rear elevations, kitchen & a separate utility room with access to single garage & rear gardens. The first floor landing gives access to the three bedrooms & a shower room with separate wc. Externally, the property enjoys an enclosed garden to the rear whilst to the front, there is an excellent sized driveway with access to single garage (measuring 17ft approximately). We highly recommend thorough internal inspection in order to fully appreciate the size, layout & standard of this lovely home available.

SINGLE GARAGE

17'1 x 7'10 (5.21m x 2.39m)

FREEHOLD
EPC Rating: D
Council Tax Band: C

ENTRANCE PORCH**ENTRANCE HALLWAY**

LOUNGE / DINING ROOM
22'2 x 12'3 (6.76m x 3.73m)

KITCHEN
9'8 x 8'2 (2.95m x 2.49m)

UTILITY ROOM
8'2 x 7'10 (2.49m x 2.39m)

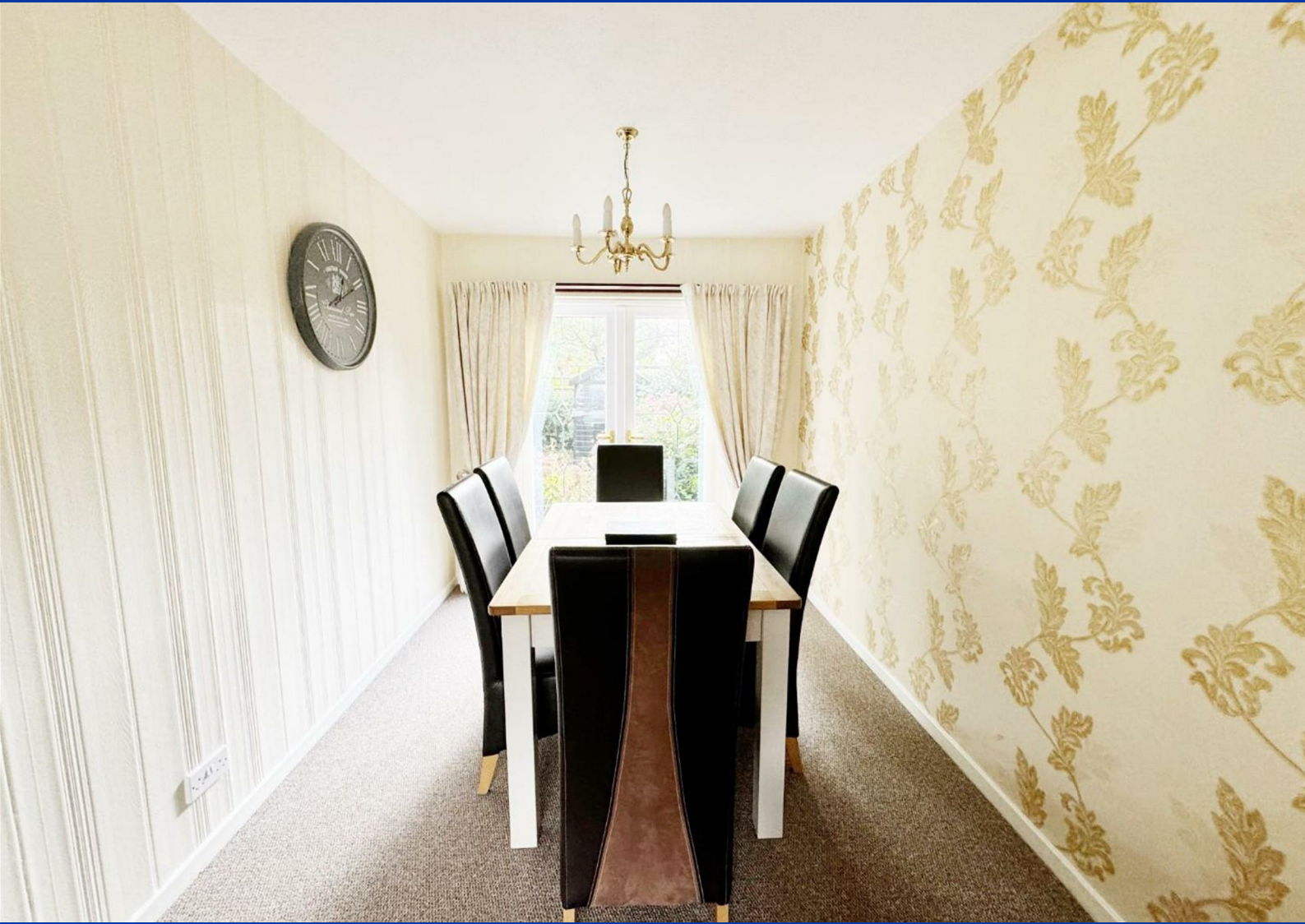
FIRST FLOOR LANDING

MASTER BEDROOM
12'8 x 11'6 (3.86m x 3.51m)

BEDROOM TWO
11'6 x 9'11 (3.51m x 3.02m)

BEDROOM THREE
8'10 x 8'0 (2.69m x 2.44m)

SHOWER ROOM**SEPARATE WC****EXTERNALLY**



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

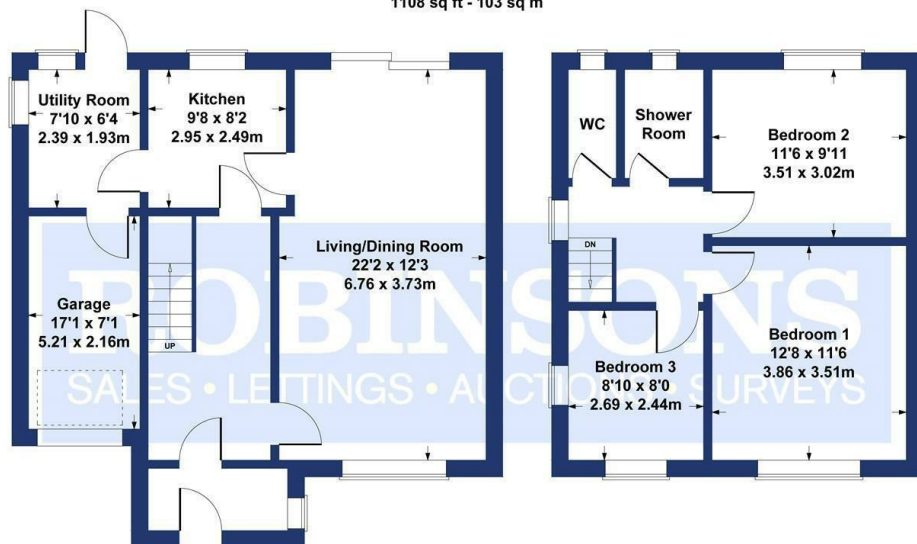
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wallington Drive, Sedgefield, TS21 2HZ

Approximate Gross Internal Area
1108 sq ft - 103 sq m



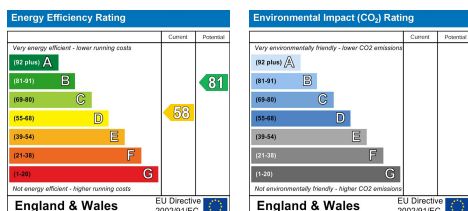
GROUND FLOOR

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. 2022



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

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.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, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk