



**Conifer Avenue, Sedgfield, TS21 3EG**  
**3 Bed - House - Semi-Detached**  
**£179,950**

**ROBINSONS**  
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Occupying an impressive plot; we are delighted to offer to the market this exceptionally well presented three bedroom semi detached house pleasantly situated on Conifer Avenue, within the highly desirable village of Sedgefield. This well proportioned residence is the perfect purchase for a range of buyers including families & first time buyers. Having easy access to all of the immediate amenities the popular location of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this tastefully decorated property comprises: Welcoming entrance lobby with stairs to the first floor, a lovely lounge with window to front elevation, dining area, kitchen with a range of fitted wall & base units & access through to a 14ft (approximately) conservatory which leads out onto the rear garden. The first floor landing boasts three bedrooms (two of which are double) & a family bathroom with three piece suite. Externally, the property enjoys a lovely sized, enclosed garden to the rear whilst the front is open aspect. Beyond the rear garden, lies a single garage with additional driveway parking. We recommend thorough internal inspection in order to fully appreciate the style, layout, standard & space of this lovely home for sale.

**SINGLE GARAGE**

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: C

**ENTRANCE HALLWAY****LOUNGE**

13'1 x 12'4 (3.99m x 3.76m)

**DINING ROOM**

10'5 x 8'3 (3.18m x 2.51m)

**KITCHEN**

11'1 x 6'8 (3.38m x 2.03m)

**CONSERVATORY**

14'9 x 8'11 (4.50m x 2.72m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

13'6 x 8'9 (4.11m x 2.67m)

**BEDROOM TWO**

9'2 x 8'11 (2.79m x 2.72m)

**BEDROOM THREE**

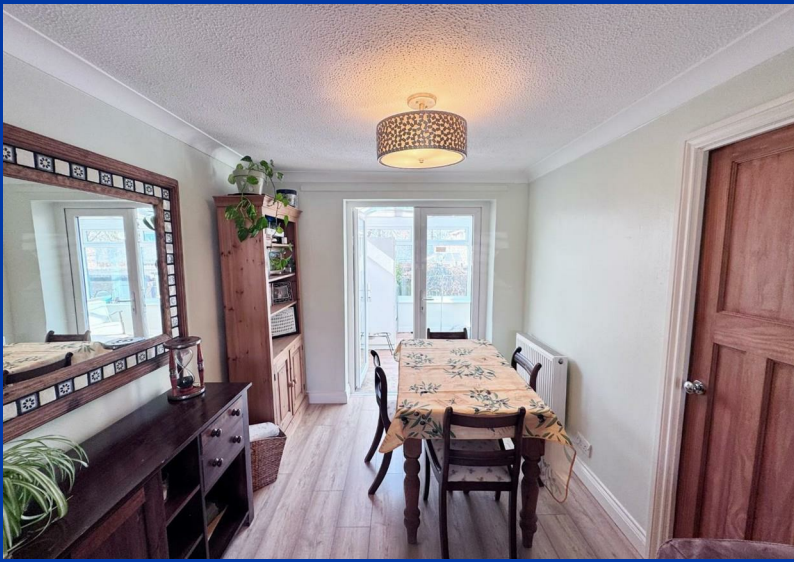
10'5 x 6'8 (3.18m x 2.03m)

**BATHROOM**

6'2 x 6'1 (1.88m x 1.85m)

**EXTERNALLY**







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Mortgage Advice

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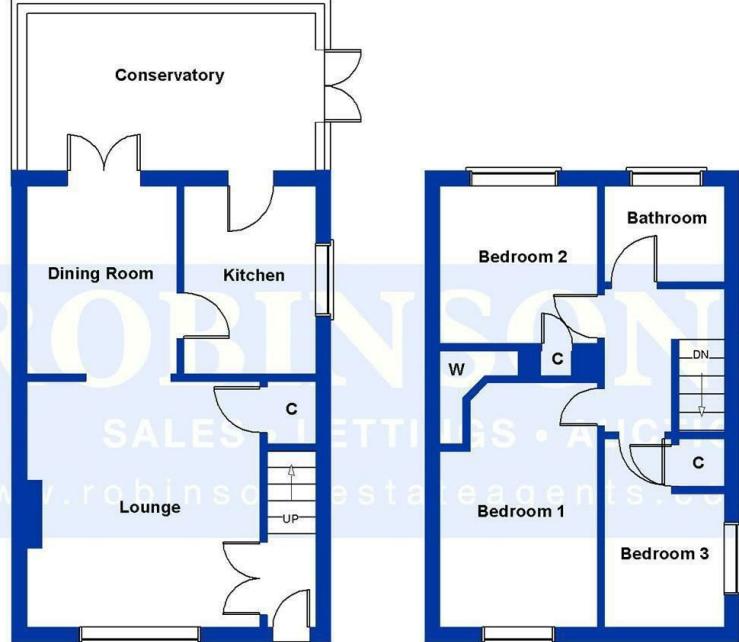
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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

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

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