



**Winterton Avenue, Sedgfield, TS21 3NJ**  
**2 Bed - Apartment**  
**Offers Around £114,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

An ideal opportunity for the first time buyer, buy-to-let investor or those looking to downsize; we are thrilled to offer to the market with no onward chain this extremely well presented second floor apartment situated pleasantly on Winterton Avenue, within the highly sought after location of Sedgfield. This impressive residence is located within a block of only three properties & benefits from gas central heating & double glazing throughout. Having easy access to all of the immediate amenities which Sedgfield itself has to offer, the property is also within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. Neutrally decorated throughout, this deceptively spacious home briefly comprises: Welcoming entrance hallway, a stunning 18ft x 12ft (approximately) lounge/diner with access into kitchen with a range of fitted wall & base units, two double bedrooms (both of which benefit from built-in wardrobes) & a bathroom with white three piece suite. Externally, there is a private parking area & landscaped garden area to rear elevation. This lovely property is not one to miss out on & we thoroughly recommend full internal viewing in order to fully appreciate its style, layout, quality & standard. Contact Robinsons Sedgfield today to arrange your appointment.

EPC Rating: C

Council Tax Band: C

Leasehold: There are 975 years remaining

Disclaimer: The property is managed by "Winterton Park Management Company Limited". Owners will become Directors and take an active role in the property management and budget setting.

#### **ENTRANCE HALLWAY**

#### **LOUNGE / DINING AREA**

18'3 x 12'3 (5.56m x 3.73m)

#### **KITCHEN**

11'7 x 7'0 (3.53m x 2.13m)

#### **MASTER BEDROOM**

13'9 x 8'10 (4.19m x 2.69m)

#### **BEDROOM TWO**

9'10 x 8'2 (3.00m x 2.49m)

#### **BATHROOM**

7'0 x 6'6 (2.13m x 1.98m)

#### **EXTERNALLY**





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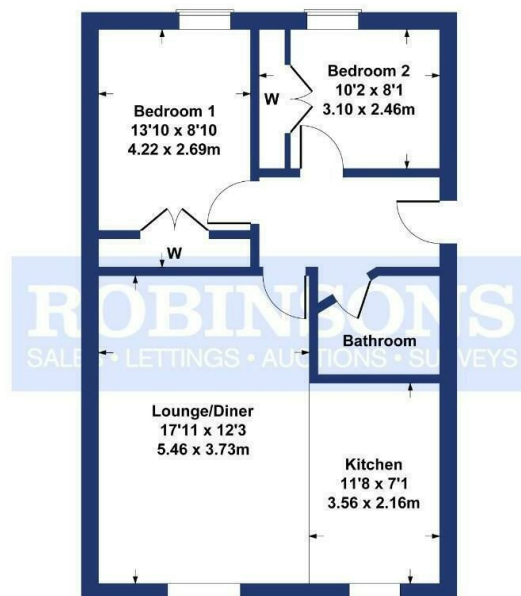
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Winterton Avenue, Sedgfield, TS21 3NJ

Approximate Gross Internal Area  
640 sq ft - 59 sq m



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. 2024

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>England &amp; Wales</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>	

## DURHAM

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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.

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

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