



The Willows, Sedgfield, TS21 2EE
1 Bed - Flat
£69,950

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It is with pleasure that we offer to the market with no onward chain, this deceptively spacious first floor apartment with one double bedroom situated pleasantly within the highly sought after location of The Willows, Sedgefield. This impressive dwelling has been exceptionally well cared for by its current owner & would be the perfect purchase for first time buyers or those looking to downsize. Having easy access to all of the local amenities offered within the desirable village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this tastefully decorated home also benefits from gas central heating & double glazing throughout. In brief the property comprises: Welcoming entrance lobby with stairs to the first floor, landing with ample storage, a 16ft (approximately) lounge with window to front elevation, kitchen with a range of fitted wall & base units, one double bedroom & bathroom with modern white three piece suite. Externally, the property enjoys communal gardens. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & standard of this lovely apartment for sale.

EPC Rating: C
Council Tax Band: A

LEASEHOLD - 965 Years Remaining
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

FIRST FLOOR LANDING

LOUNGE

15'11 x 10'5 (4.85m x 3.18m)

KITCHEN

9'6 x 9'1 (2.90m x 2.77m)

DOUBLE BEDROOM

14'0 x 10'5 (4.27m x 3.18m)

BATHROOM

8'0 x 4'7 (2.44m x 1.40m)

EXTERNALLY



OUR SERVICES

Mortgage Advice

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Surveys and EPCs

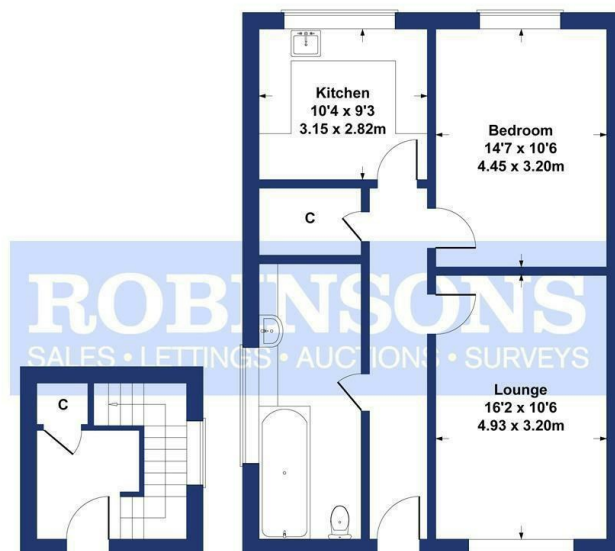
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Willows
Approximate Gross Internal Area
667 sq ft - 62 sq m



GROUND 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. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

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