



**Wallington Drive, Sedgfield, TS21 2HZ**  
**3 Bed - House - Semi-Detached**  
**Offers Over £179,950**

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



Presented to an exceptionally high standard; we are delighted to offer to the market this impressive three bedroom semi detached house, pleasantly positioned within the highly sought after, family orientated location of Wallington Drive, Sedgfield. Having easy access to all of the local amenities the desirable village of Sedgfield 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 home comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, a lovely open-plan lounge/dining area (measuring 24ft approximately) with window to front elevation & French doors to the rear garden & kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms & a family bathroom with modern three piece suite & over bath shower. Additionally, there is access to a part boarded loft with ladder & lighting. Externally, the property enjoys a well maintained garden to the rear which is largely laid to lawn, whilst the front is open aspect. We thoroughly encourage full internal inspection in order to fully appreciate the style, space, layout & standard of this well proportioned home for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: B

#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

**LOUNGE / DINING AREA**  
24'3 x 12'1 (7.39m x 3.68m)

**KITCHEN**  
10'1 x 9'0 (3.07m x 2.74m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'6 x 12'2 (3.81m x 3.71m)

**BEDROOM TWO**  
12'2 x 10'0 (3.71m x 3.05m)

**BEDROOM THREE**  
8'6 x 8'2 (2.59m x 2.49m)

**FAMILY BATHROOM**  
8'6 x 5'6 (2.59m x 1.68m)

#### **EXTERNALLY**

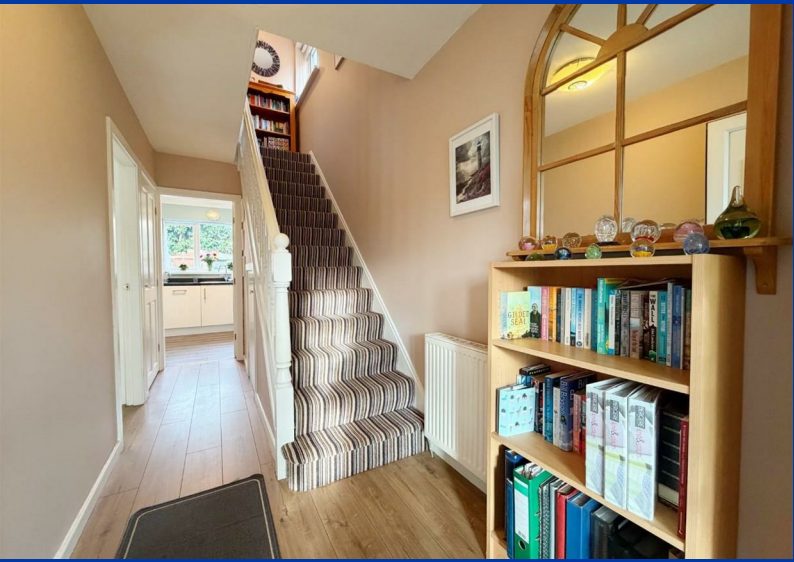
#### **DISCLAIMER**

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior

to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

#### **COMPLIANCE**

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





# OUR SERVICES

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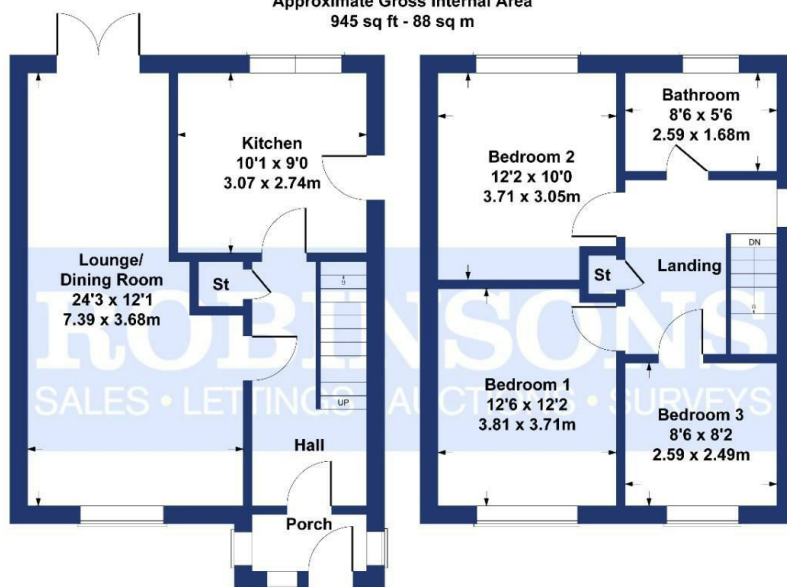
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Wallington Drive, Sedgefield, TS21 2HZ

Approximate Gross Internal Area  
945 sq ft - 88 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

### DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

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### SEDFIELD

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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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