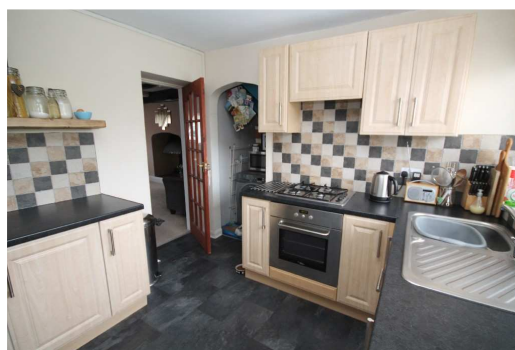
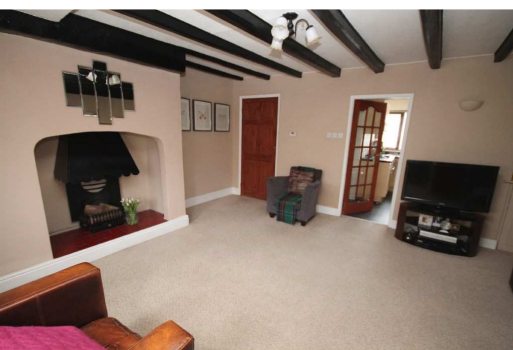




42 West End, Sedgfield. TS21 2BT



A beautiful period style three bedroom cottage situated within strolling distance of Sedgfield High Street. 'OFFERED WITH NO ONWARD CHAIN' Viewing comes highly recommended. The property is tastefully decorated throughout with modern fittings, gas central heating and double glazing to most windows. To the rear of the property is a secure lawned garden with a patio area making it an ideal area for children and pets. Internally the layout comprises to the ground floor; entrance vestibule, lounge with gas fire and feature beamed ceiling, modern kitchen with integral appliances and breakfast room off. To the first floor are three bedrooms, the master benefitting from built in wardrobes and a modern white family bathroom.

ASKING PRICE - £155,000

EPC Rating 'D'



RICS



ROBINSONS

SALES • LETTINGS • AUCTIONS

3 High Street, Sedgfield, Co Durham, TS21 2AU- Tel: 01740 621777- Email:

www.robinsonsestateagents.co.uk

GROUND FLOOR

ENTRANCE VESTIBULE

Panelled entrance door, part tongue and groove panelling to walls, tiled flooring, light, mat well.

LOUNGE 17' x 15'(5.18m x 4.57m)

Feature beamed ceiling, chimney recess housing gas fire set on tiled hearth, built in storage unit with shelving over and display light, double radiator, two uplighters.

KITCHEN 9'4 x 9'2(2.84m x 2.79m)

Modern range of base and eye level cabinets with contrasting working surfaces and inset single bowl, single drainer stainless steel sink unit with mixer tap. Integral oven and four burner gas hob with concealed extractor over, complementing tiled splash backs, laminate flooring, under stair recess with plumbing for washing machine with additional storage space, upvc double glazed door to rear garden.

BREAKFAST ROOM 7'2 x 6'3(2.18m x 1.90m)

Laminate flooring, double convector radiator, skylight, downlights.

FIRST FLOOR

LANDING

Turning staircase to first floor, window to rear aspect, built in storage cupboard with hanging rail and addition built in linen cupboard housing water tank, radiator on half landing.

MASTER BEDROOM 12' x 9'5(3.66m x 2.87m)

Double built in wardrobe, coving, double radiator, laminate flooring, access to roof void.

BEDROOM TWO 11'7 x 5'7(3.53m x 1.70m)

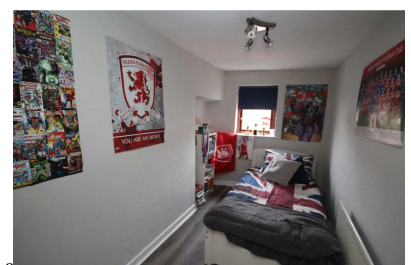
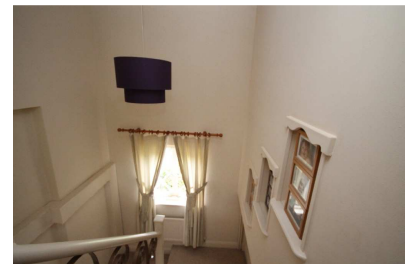
Laminate flooring, radiator.

BEDROOM THREE 10'2 x 5'1(3.10m x 1.55m)

Laminate flooring, radiator.

BATHROOM

Modern three piece white suite comprising; tiled panelled bath with mixer tap and shower over, pedestal wash basin, low level wc, laminate tiled effect flooring, radiator.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed at 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.

EXTERNALLY

To the rear of the property is a delightful generous sized lawned garden well stocked with a variety of trees, shrubs and flower. There is patio area, security light, brick built barbecue and two storage sheds, one with water supply.



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



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.