



Mitford Court, Sedgefield, TS21 2JE
3 Bed - House - Semi-Detached
£210,000

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Mitford Court Sedgefield, TS21 2JE

An absolute credit to its current owners; we are delighted to offer to the market this immaculate, extended three bedroom semi detached house pleasantly positioned on Mitford Court, within the popular, family orientated location of Sedgefield. Presented to a 'show home' standard throughout, this is the perfect purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the immediate amenities the desirable village 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 stunning home comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, a spectacular open-plan lounge/dining area (measuring 24ft approximately) with window to front elevation & French doors leading to the rear garden & the beautiful re-fitted breakfasting kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms (two of which are double) & family bathroom with modern three piece suite. Externally, the property enjoys a stunning, enclosed garden to the rear which is largely laid to lawn with a range of plant, tree & flowering borders. To the front, there is a block paved driveway leading to a single garage. This is an incredible home & only via thorough internal inspection can its style, space quality & layout be fully appreciated.

FREEHOLD

EPC Rating: D

Council Tax Band: C











ENTRANCE PORCH

ENTRANCE HALLWAY

OPEN-PLAN LOUNGE/DINING AREA

34'6 x 11'10 (10.52m x 3.61m)

KITCHEN

17'9 x 8'2 (5.41m x 2.49m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'4 x 11'2 (3.76m x 3.40m)

BEDROOM TWO

11'4 x 9'11 (3.45m x 3.02m)

BEDROOM THREE

8'6 x 7'9 (2.59m x 2.36m)

FAMILY BATHROOM

8'5 x 5'1 (2.57m x 1.55m)

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.





FLOOR PLAN COMING SOON

We are preparing the floor plan
and it will be available shortly.



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

79

58

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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