



## 7 East Parade

Sedgefield, Stockton-On-Tees, TS21 3AX

**Offers in excess of £190,000**

A BEAUTIFULLY REFURBISHED, RESTORED & REMODELLED COTTAGE LOCATED A SHORT DISTANCE FROM THE POPULAR MARKET SQUARE WITHIN SEDGEFIELD. THE PROPERTY HAS BEEN SUBJECT TO A METICULOUS REFURBISHMENT PLAN WITH THE END PRODUCT NOW BEING A WONDERFULLY PRESENTED TWO BEDROOM RESIDENCE, WITH SUPERB PRESENTATION & MODERN FIXTURES & FITTINGS THAT STILL EMBRACE THE CHARACTER & AGE OF THE PROPERTY. THE COTTAGE, BEING SOLD WITH VACANT POSSESSION & NO ONWARD CHAIN WOULD SUIT THE NEEDS OF A WIDE ARRAY OF BUYERS INCLUDING INVESTORS (SUITABLE ALSO FOR THOSE WITH AN EYE ON MAXIMISING RETURNS BY UTILISING THE PROPERTY AS 'SHORT STAY' / AIRBNB ACCOMMODATION), A LIVE IN OWNER WISHING TO RETAIN LIVING IN A WONDERFUL LOCATION WHILST DOWNSIZING FROM A LARGER PROPERTY, OR A YOUNG COUPLE / FIRST TIME BUYER WANTING TO HAVE A PROPERTY THEY SIMPLY NEED TO MOVE INTO AND UNPACK WITH NO REQUIREMENT FOR WORKS OR EXPENDITURE. THIS IS A WONDERFUL OPPORTUNITY TO PURCHASE A TRUE 'ONE OFF'.

- A beautifully presented and highly spacious reception room to the front of the property
- A fully refurbished Kitchen with some integrated appliances and a feature 'sky light' which the current owner created and added by reconfiguring the roof
- A luxury fit main Bathroom to the first floor with a modern white suite
- Two immaculately presented double Bedrooms
- The property yields a lawned front Garden whilst to the rear (currently being created) is a driveway leading to an area off street parking with an area of lawn beyond.,
- Within a matter of minutes from the centre of Sedgefield and its public houses, eateries, quaint and quirky shops and larger name retail outlets.
- Ideal for commuting throughout the North East courtesy of close proximity to the A689, A1 & A19 roadlinks.
- Close to Hardwick Park / Hardwick Hotel as well as Sedgefield Racecourse
- Upgraded Central Heating System and a renewed roof including additional new insulation, whilst to the ground floor is an insulated 'floating floor'

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.





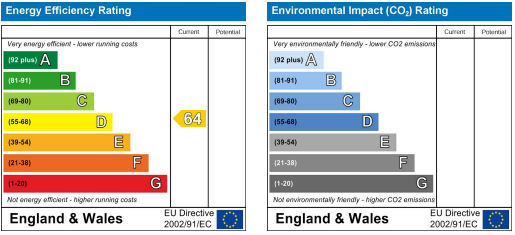
Floor Plan



Area Map



Energy Efficiency Graph



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