



Mitford Court, Sedgfield, TS21 2JE
3 Bed - House - Semi-Detached
£199,950

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It is with pleasure that we offer to the market this deceptively spacious three bedroom semi detached house positioned pleasantly on Mitford Court, within the heart of the highly sought after, family orientated location of Sedgefield. Offering ample space for the growing family, the property has been extended to the ground floor, boasts a 2024 re-fitted breakfasting kitchen, utility room/ground floor cloaks & 2024 re-fitted family bathroom in addition. Having easy access to all of the local amenities offered in & around Sedgefield itself & within excellent commuting distance to all major road links to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, the property itself comprises: Welcoming entrance hallway with stairs to the first floor, a lovely lounge/dining area, the re-fitted breakfasting kitchen with a range of fitted wall & base units & access to rear & a useful re-fitted ground floor cloaks/wc. The first floor landing boasts three bedrooms & the re-fitted family bathroom with modern three piece suite. This tastefully decorated home enjoys a good sized, open aspect garden area to the front, whilst to the rear, there is an enclosed garden. This is an excellent opportunity for buyers seeking that 'move-in ready' residence & we recommend thorough internal inspection in order to fully appreciate the size, layout, quality & standard of this impressive property for sale.

FREEHOLD
EPC Rating: C
Council Tax Band: C

ENTRANCE HALLWAY

LOUNGE / DINING AREA
23'6 x 12'3 (7.16m x 3.73m)

BREAKFASTING KITCHEN
18'0 x 16'10 (5.49m x 5.13m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
13'4 x 9'3 (4.06m x 2.82m)

BEDROOM TWO
9'10 x 9'3 (3.00m x 2.82m)

BEDROOM THREE
8'7 x 8'2 (2.62m x 2.49m)

FAMILY BATHROOM

EXTERNALLY

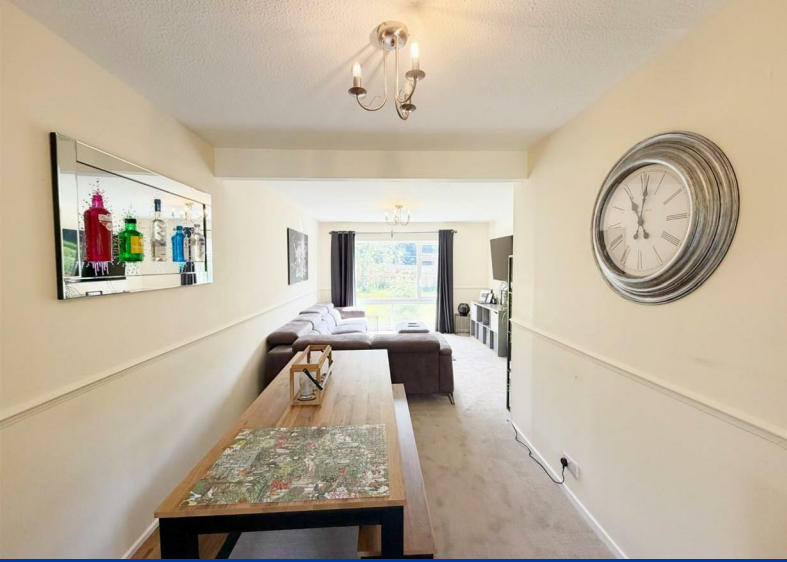
SINGLE GARAGE TO BLOCK

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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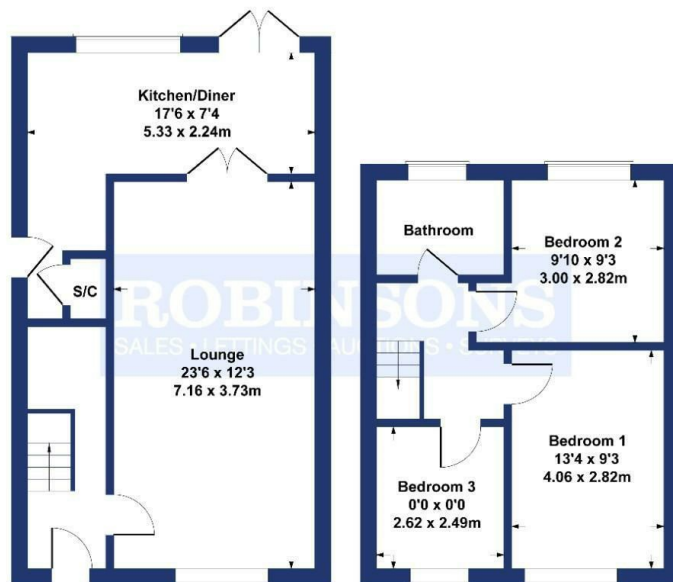
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mitford Court, Sedgfield, TS21 2JE

Approximate Gross Internal Area
960 sq ft - 89 sq m



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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	

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDGFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.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.

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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3 High Street, Sedgfield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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