



**North Park Road, Sedgefield, TS21 2AP**  
**3 Bed - House - Semi-Detached**  
**Offers Over £245,000**

**ROBINSONS**  
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Positioned beautifully within the highly sought after location of Sedgefield, we are thrilled to offer to the market with no onward chain; this exceptionally well presented three bedroom semi detached house on North Park Road. This deceptively spacious residence has been a loving home for many years & is the perfect purchase for the growing family. Having easy access to all of the local amenities offered in & around the desirable village of Sedgefield itself & 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, the property itself comprises : Welcoming entrance porch, lovely open plan lounge/dining area (measuring 25ft approx), kitchen with a range of fitted wall & base units & further access to a useful utility room/WC. The first floor landing boasts three bedrooms & a re-fitted shower room. Externally the property enjoys an enclosed South facing garden to rear, whilst to the front there is a single garage with additional driveway parking. Rarely do properties within this exclusive location come to the market & we thoroughly encourage full internal inspection in order to fully appreciate the style, space, layout & standard of this impressive home for sale.

#### **FREEHOLD**

EPC Rating - TBC

Council Tax Band - C

#### **ENTRANCE PORCH**

#### **OPEN PLAN LOUNGE/DINING AREA**

25'1 x 17'10 (7.65m x 5.44m )

#### **KITCHEN**

10'5 x 8'9 (3.18m x 2.67m)

#### **UTILITY ROOM**

10'1 x 8'3 (3.07m x 2.51m)

#### **GROUND FLOOR CLOAKS/WC**

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

11'9 x 11'7 (3.58m x 3.53m)

#### **BEDROOM TWO**

11'7 x 10'7 (3.53m x 3.23m)

#### **BEDROOM THREE**

8'2 x 6'2 (2.49m x 1.88m )

#### **SHOWER ROOM**

11'1 x 8'5 (3.38m x 2.57m)

#### **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.



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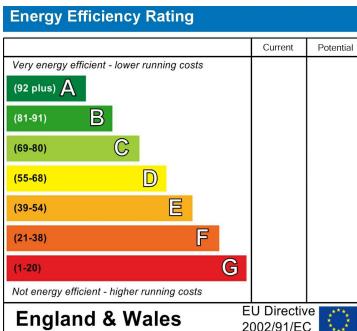
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## DURHAM

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