



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

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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.



OUR SERVICES

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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	

DURHAM

1-3 Old Elvet

DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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WYNYARD

The Wynd

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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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