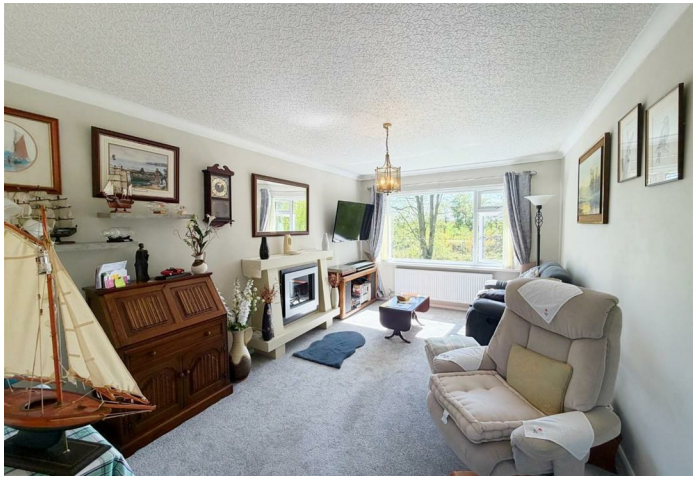


The Willows, Sedgefield, TS21 2EE
1 Bed - Apartment
£74,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

The Willows
Sedgefield, TS21 2EE







It is with pleasure that we offer to the market with no onward chain, this deceptively spacious first floor apartment with one double bedroom situated pleasantly within the highly sought after location of The Willows, Sedgefield. This impressive dwelling has been beautifully maintained & would be the perfect purchase for first time buyers or those looking to downsize. Having easy access to all of the local amenities offered within the desirable village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this tastefully decorated home also benefits from gas central heating via a combi boiler & 2024 re-fitted double glazing throughout. In brief the property comprises: Welcoming entrance lobby with stairs to the first floor, landing with ample storage, a 16ft (approximately) lounge with window to front elevation, kitchen with a range of fitted wall & base units, one double bedroom & shower room. Externally, the property enjoys communal gardens. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & standard of this lovely apartment for sale.

LEASEHOLD - 965 Years Remaining
EPC Rating: C
Council Tax Band: A










A final whistle for oldest player













ENTRANCE LOBBY

FIRST FLOOR LANDING

LOUNGE
15'11 x 10'5 (4.85m x 3.18m)

KITCHEN
9'6 x 9'1 (2.90m x 2.77m)

DOUBLE BEDROOM
14'0 x 10'5 (4.27m x 3.18m)

BATHROOM
8'0 x 4'7 (2.44m x 1.40m)

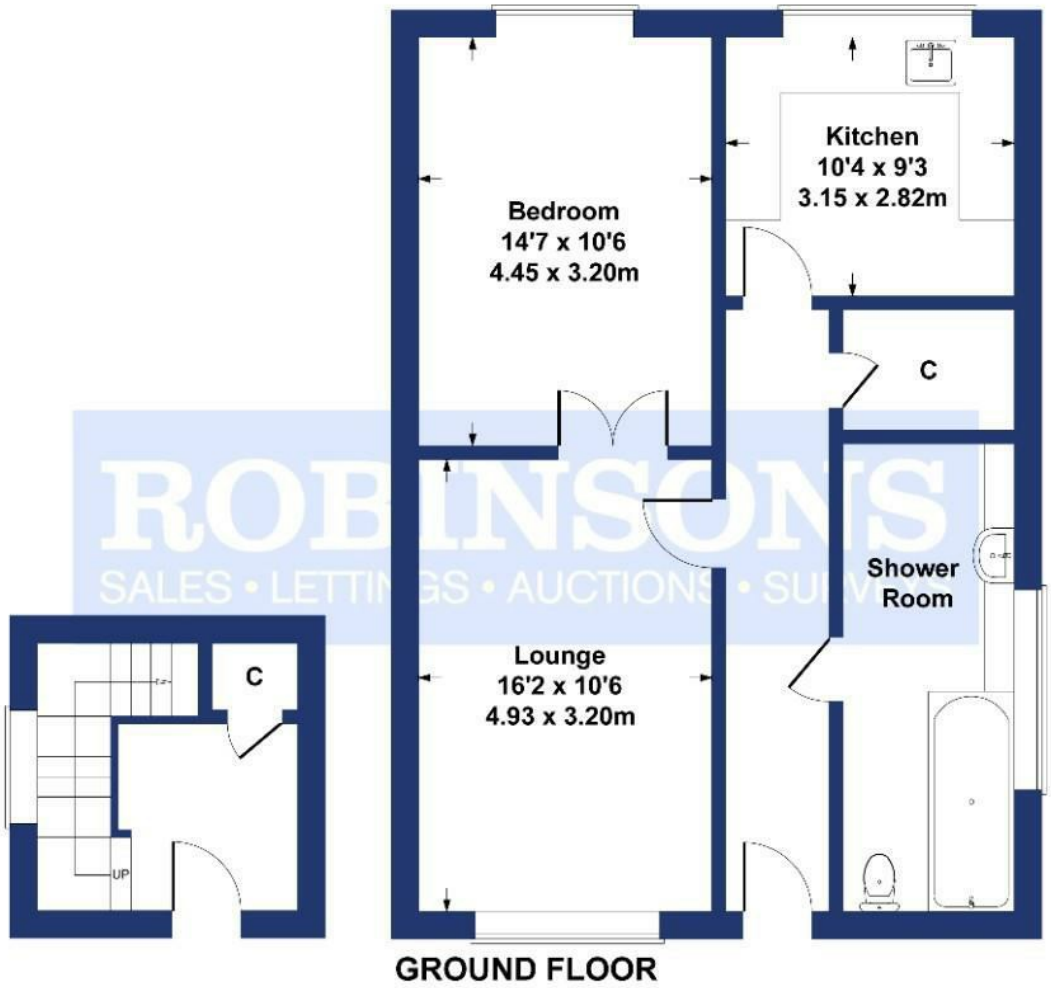
EXTERNALLY

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.

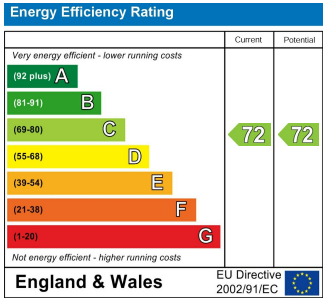
COMPLIANCE
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

The Willows, Sedgefield, TS21 2EE

Approximate Gross Internal Area
667 sq ft - 62 sq m



GROUND FLOOR



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. 2026

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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RICS

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