



Cragside, Sedgefield Stockton-On-Tees TS21 2DQ

welcome to

Cragside, Sedgefield Stockton-On-Tees

Three-bedroom semi-detached home in Sedgefield, offering excellent potential for renovation and modernisation. Benefiting from spacious living accommodation, an east facing garden and single garage this is an ideal opportunity for buyers looking to create a family home to their own taste!

Entrance Hall

Stairs to first floor, radiator, UPVC door to front

Lounge/Diner

24' 11" max x 11' 5" max (7.59m max x 3.48m max)

Window to front, radiator, brick fireplace, window to rear, radiator

Kitchen

8' 11" x 10' 4" (2.72m x 3.15m)

Window to rear, radiator, oven with gas hob and extractor fan, splash back, range of wall and base units, wash hand basin, polystyrene tiling

Utility Room

7' 7" max x 8' 5" (2.31m max x 2.57m)

Door to rear, plumbing, cupboard

Bedroom 1

11' 10" x 11' 9" (3.61m x 3.58m)

Window to front, radiator, fitted wardrobes

Bedroom 2

11' 9" max x 10' 7" (3.58m max x 3.23m)

Window to rear, radiator, boiler in cupboard

Bedroom 3

7' 8" max x 8' 9" (2.34m max x 2.67m)

Cupboard over stairs, radiator, window to front

Rear Garden

Enclosed by timber fence and hedges, laid to lawn, patio

Agents Notes 1:

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will

endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Agents Notes 2:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

Cragside, Sedgfield Stockton-On-Tees

- EAST FACING GARDEN
- NO ONWARD CHAIN
- ENCLOSED FRONT & REAR GARDENS
- THREE WELL-PROPORTIONED BEDROOMS
- REQUIRES MODERNISATION

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£170,000



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Property Ref:
STO115755 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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