



10 Conifer Avenue, Sedgfield, Stockton on Tees. TS21 3EG



A lovely well cared for three bedroom semi detached family sized home situated on an appealing residential estate within walking distance of Sedgfield High Street. Enhanced with the addition of a conservatory to rear providing extra living space. **VIEWING ABSOLUTELY ESSENTIAL IN ORDER NOT TO MISS OUT.** Benefits include gas central heating via a combination boiler and upvc double glazing. The internal layout comprises to the ground floor; entrance porch, inner hallway with double doors leading to family lounge, an arch gives access to the dining area with the conservatory beyond, in addition there is a fitted kitchen with integral appliances. To the first floor are three bedrooms, all with fitted storage and a white bathroom. Externally to the front is a lawned garden and long block paved drive leading to a single garage. The rear garden is paved for low maintenance.

ASKING PRICE - £159,950

EPC Rating 'C'



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GROUND FLOOR

ENTRANCE PORCH

Upvc construction, with timber panelled ceiling, meter cupboard and entrance light.

INNER HALLWAY

Staircase to first floor, coving, double radiator, double doors leading to:

LOUNGE 13'4 x 12'4(4.06m x 3.76m) into alcoves.

Feature fire surround with living flame coal effect gas fire set on marble effect back panel and hearth, under stair storage cupboard, double radiator, coving, arch leading to:

DINING ROOM 10'3 x 8'1(3.12m x 2.46m)

Coving, double radiator, sliding doors leading to:

CONSERVATORY 9'4 x 9'4(2.84m x 2.84m)

French doors opening onto rear garden, laminate tiled effect flooring, wall light point, double convector radiator, access door to kitchen and recess with plumbing for washing machine and storage cabinet.

KITCHEN 10'9 x 7'2(3.28m x 2.18m)

Range of base and eye level cabinets with complementing working surfaces lit by concealed lighting and ceramic one and a half bowl sink unit with mixer tap. Integral double oven and four burner halogen hob with concealed extractor over, integral fridge and freezer, integral dishwasher (requires some attention), laminate effect flooring, tiled splash back.

FIRST FLOOR

LANDING

Access to roof void, part boarded for storage with light and ladder, window to side aspect.

MASTER BEDROOM 13'4 x 8'7(4.06m x 2.62m)

Built in double wardrobe, coving, double radiator, fitted dressing table.

BEDROOM TWO 9'2 x 9'2(2.79m x 2.79m)

Built in wardrobe, double radiator, coving.

BEDROOM THREE 10'5 x 6'7(3.18m x 2.01m) measured into door well.

Built in over stair storage cupboard, coving, double radiator.

BATHROOM

Three piece white suite comprising panelled bath with mixer tap and spray attachment, over bath mains fed shower with glazed side screen, pedestal wash basin, low level wc, fully tiled walls, convector radiator, vinyl flooring.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed at 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.

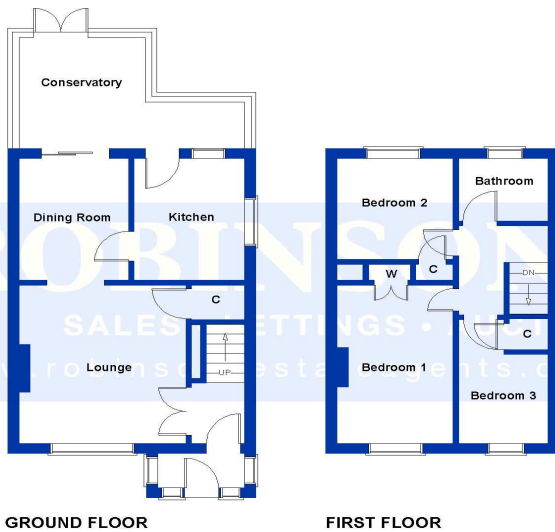
EXTERNALLY

To the rear the garden is fully paved for ease of maintenance with a lean to storage area tucked away behind the garage, ideal for gardening equipment. To the front of the property is a lawned garden with feature central raised flower bed and a long block paved drive with water tap leading to:

GARAGE

Up and over door, security light over, power points and light.

NB; All light fittings, blinds and curtains are included in the asking price.



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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