

**\*\* MODERN MID-TERRACE FAMILY HOME WITH NO ONWARD CHAIN \*\***

Offered with no onward chain this three bedroom mid-terrace home on Sedgefield's Winterton estate offers a wealth of flexible space ideal for the modern family. Set over three floors with two reception rooms, a handy kitchen diner and useful utility room the property is perfect for family living. Internal ground floor accommodation comprises a storm porch, entrance hallway, front facing dining room with kitchen diner to the rear as well as utility room and ground floor WC. the first floor holds a front facing lounge and a bedroom to the rear with integrated storage. The second floor holds two further bedrooms including the master with en-suite and family bathroom. Externally the property offers a rear courtyard garden with parking to the rear. Book a viewing via our Sedgefield office.

**Winterton Avenue, Sedgefield, TS21 3NH**  
**3 Bed - House**  
**£175,000**  
**EPC Rating: C**

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## GROUND FLOOR

### Entrance Hallway

**11'4" x 5'2" (3.47 x 1.58)**

Front facing double glazed door, cupboard under stairs, radiator.

### Dining Room

**13'3" x 8'10" (4.06 x 2.71)**

Front facing double glazed bay window, laminate flooring, television point, radiator.

### Kitchen Diner

**15'7" x 8'10" (4.76 x 2.71)**

Fitted with a range of Beech effect base, wall and drawer units, worktops inset with stainless steel sink and drainer, tiled splashbacks, gas hob, twin electric ovens, plumbed for dishwasher, recessed spotlights, radiator, rear facing double glazed French doors with matching double glazed side panels.

### Utility Room

**5'0" x 5'1" (1.53 x 1.55)**

Rear double glazed window, worktops with stainless steel sink and drainer, plumbed for washing machine, single gas boiler, tiled splashbacks, lino flooring.

### Ground Floor WC

**2'5" x 5'1" (0.76 x 1.55)**

Fitted with a two piece bathroom suite comprising of a low level WC and pedestal wash hand basin, radiator, lino flooring.

## FIRST FLOOR

### Family Bathroom

**6'10" x 5'2" (2.09 x 1.58)**

Fitted with a three piece bathroom suite consisting of a low level WC, panelled bath and pedestal wash hand basin, lino flooring, half tiled walls, extractor fan, radiator.

### Lounge

**10'2" x 14'11" (3.11 x 4.56)**

Front facing double glazed bay window, television point, electric fire and fireplace, radiator.

### Bedroom Two

**8'6" x 12'10" (2.60 x 3.93)**

Two rear facing double glazed windows, two fitted storage wardrobes, radiator.

## SECOND FLOOR

### Bedroom Three

**8'2" x 12'9" (2.49 x 3.91)**

Two rear facing double glazed windows, two fitted storage wardrobes, radiator.

### Bedroom One

**12'10" x 10'5" (3.93 x 3.18)**

Two front facing double glazed windows, two fitted storage wardrobes, radiator.

### En-Suite Bathroom

**3'10" x 5'8" (1.19 x 1.73)**

Fitted with a three piece bathroom suite consisting of a low level WC, shower cubicle and pedestal wash hand basin, lino flooring, tiled shower cubicle with 1/2 tiled walls elsewhere, extractor fan, recessed spotlights, radiator.

### EXTERNALLY

Rear enclosed paved garden with gate access to parking spot.



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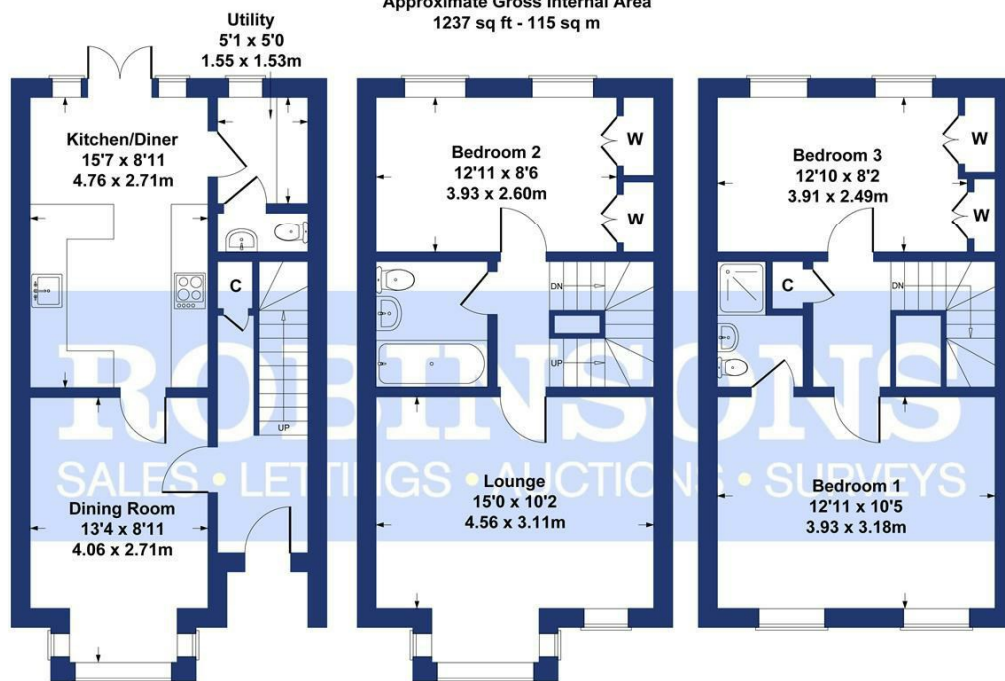
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Strategic Marketing Plan

Dedicated Property Manager

## Winterton Avenue, Sedgefield

Approximate Gross Internal Area  
1237 sq ft - 115 sq m



GROUND FLOOR

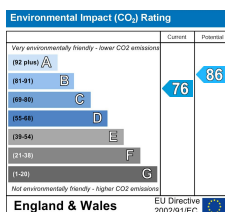
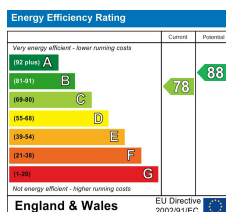
FIRST FLOOR

SECOND 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. 2019



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