



30 Beacon Avenue
Sedgefield, TS21 3AB

youngsRPS 

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Guide Price: £150,000

This spacious 3-bedroom house in the highly desirable village of Sedgefield oozes potential. With a driveway for parking and garage, a good size rear garden and set on a popular estate it will appeal to many and is a must to view.

- Three-bedroom semi-detached house.
- Quiet cul de sac location
- Useful utility room
- Easy access to village amenities
- Gardens to the front and rear
- Single garage & driveway
- Energy efficiency rating = D (56)
- Viewing advised

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Youngs Sedgefield 01740 617377
www.youngsrps.com





DESCRIPTION

A 3-bedroom semi-detached house in the much sought after village of Sedgfield oozing potential. Entering the property from the front vestibule with tiled floor and wood panelling, an internal frosted glass door takes you to the hall with cloaks cupboard. From the hall to the right is the lounge/dining area with a large picture window overlooking the front garden. There is a stone and marble surround to an electric fire with wooden panel finished walls and, Sliding French doors giving access to the rear garden. A door from the dining area leads to the kitchen which is fitted with plentiful wooden wall and base units with contrasting worktops, space for a freestanding cooker and a 1.5 bowl sink. From the kitchen is a large utility with plumbing for a washing machine, a window and an external door leading to the rear garden.

From the hall stairs rise to the first floor where there are 2 double bedrooms, the master benefitting from floor to ceiling fitted wardrobes. The third single bedroom to the front has a useful over stair storage cupboard. The family bathroom is fitted with a 3-piece suite comprising a panelled bath with electric shower over, WC and handbasin with fully tiled walls. This is a great family home in an ideal location and viewings are highly recommended for any potential buyers to see the potential it has.

EXTERNAL

To the front of the house is a driveway providing off street parking for 2 cars, leading to a single garage. There is open plan front garden laid to lawn path to the front door. To the rear a sizeable garden is laid to lawn with shrubs, enclosed with fencing and has a large walled patio area perfect for entertaining in the summer months.

LOCATION

The highly desirable village of Sedgfield lies approximately 12 miles south east of historical Durham City and is situated within close proximity to both the A1M and A19 both providing excellent transport links throughout the region. There are a vast range of local amenities within walking distance including 2 good primary schools and secondary school, local shops including supermarket, several excellent restaurants and public houses, library, doctors surgery, cricket, rugby and squash clubs

SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Durham County Council tax band C


VIEWINGS


Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Sedgfield on 01740 617377

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Total Area: 106.5 m² ... 1146 ft²

All measurements are approximate and for display purposes only.

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