



## 7 East Parade

Sedgefield, Stockton-On-Tees, TS21 3AX

**Offers in excess of £210,000**

A BEAUTIFULLY REFURBISHED, RESTORED & REMODELLED COTTAGE LOCATED A SHORT DISTANCE FROM THE POPULAR MARKET SQUARE WITHIN SEDGEFIELD. THE PROPERTY HAS BEEN SUBJECT TO A METICULOUS REFURBISHMENT PLAN WITH THE END PRODUCT NOW BEING A WONDERFULLY PRESENTED TWO BEDROOM RESIDENCE, WITH SUPERB PRESENTATION & MODERN FIXTURES & FITTINGS THAT STILL EMBRACE THE CHARACTER & AGE OF THE PROPERTY. THE COTTAGE, BEING SOLD WITH VACANT POSSESSION & NO ONWARD CHAIN WOULD SUIT THE NEEDS OF A WIDE ARRAY OF BUYERS INCLUDING INVESTORS (SUITABLE ALSO FOR THOSE WITH AN EYE ON MAXIMISING RETURNS BY UTILISING THE PROPERTY AS 'SHORT STAY' / AIRBNB ACCOMMODATION), A LIVE IN OWNER WISHING TO RETAIN LIVING IN A WONDERFUL LOCATION WHILST DOWNSIZING FROM A LARGER PROPERTY, OR A YOUNG COUPLE / FIRST TIME BUYER WANTING TO HAVE A PROPERTY THEY SIMPLY NEED TO MOVE INTO AND UNPACK WITH NO REQUIREMENT FOR WORKS OR EXPENDITURE. THIS IS A WONDERFUL OPPORTUNITY TO PURCHASE A TRUE 'ONE OFF'.

- A beautifully presented and highly spacious reception room to the front of the property
- A fully refurbished Kitchen with some integrated appliances and a feature 'sky light' which the current owner created and added by reconfiguring the roof
- A luxury fit main Bathroom to the first floor with a modern white suite
- Two immaculately presented double Bedrooms
- The property yields a lawned front Garden whilst to the rear (currently being created) is a driveway leading to an area off street parking with an area of lawn beyond.,
- Within a matter of minutes from the centre of Sedgefield and its public houses, eateries, quaint and quirky shops and larger name retail outlets.
- Ideal for commuting throughout the North East courtesy of close proximity to the A689, A1 & A19 roadlinks.
- Close to Hardwick Park / Hardwick Hotel as well as Sedgefield Racecourse
- Upgraded Central Heating System and a renewed roof including additional new insulation, whilst to the ground floor is an insulated 'floating floor'

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



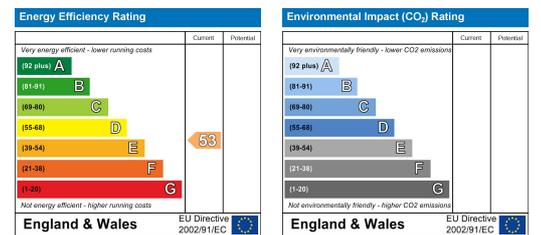
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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