



Situated within the highly sought-after Winterton Estate, this beautifully presented and extended three-bedroom semi-detached home offers generous living accommodation and excellent access to Sedgefield's local amenities and major road networks towards Durham, Darlington and Teesside.

The ground floor comprises an entrance lobby, cloakroom/WC, spacious lounge, separate dining room and a modern kitchen with integrated appliances. To the first floor are three bedrooms, two with built-in wardrobes, with the master benefiting from an en-suite shower room, plus a modern family bathroom.

Externally, the property features an open-aspect front garden and an enclosed, low-maintenance rear garden with artificial lawn and patio area. Further benefits include a single garage, two additional parking spaces, gas central heating and double glazing.

An excellent family home that is ready to move straight into. Early internal inspection is highly recommended.

Turnpike Walk, Sedgefield, Stockton-On-Tees, TS21 3NP

3 Bed - House

£198,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



Turnpike Walk, Stockton-On-Tees, TS21 3NP

Entrance Hallway

Front entrance door, tiled flooring and coved ceiling.

Cloakroom

Tiled flooring, 1 x front double glazed window and 1 x radiator.

Lounge

Flooring, stairs to upper, media wall, radiator and front double glazed window.

Diner

Flooring, open plan with kitchen, breakfast bar, side double glazed access door, boiler and 1 x radiator.

Kitchen

1 x side double glazed window, 1 x rear double glazed window, flooring, spot lights and 1 x radiator.

Landing

Carpet flooring, loft access and storage cupboard.

Bedroom

1 x front double glazed window, carpet flooring and radiator.

Ensuite

1 x side double glazed window, flooring, heated towel rail, w/c, wash hand basin and shower cubicle.

Bedroom

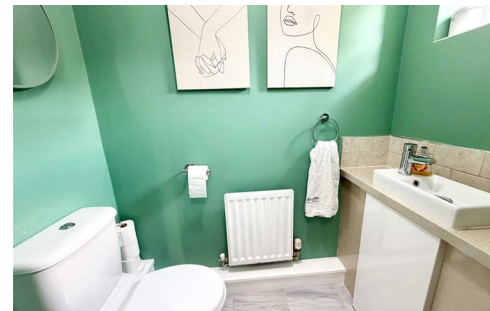
1 x front double glazed window, carpet flooring and radiator.

Bedroom

1 x rear double glazed window, carpet flooring and radiator.

Bathroom

Bath, shower, wash hand basin, w/c, heated towel rail, flooring, spot lights and rear double glazed window.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

