



This beautifully presented ground floor apartment comes to the market in excellent condition and is ready for immediate occupation, making it an ideal opportunity for first-time buyers, investors, or those looking to downsize. Offering comfortable and modern living throughout, the property requires no work and has been well maintained by the current owner.

The accommodation briefly comprises a secure intercom entrance leading into the apartment, a stylish modern bathroom, a spacious double bedroom, a generous yet cosy lounge perfect for relaxing or entertaining, and a fitted kitchen complete with a convenient breakfast bar area.

Situated within Cunningham Court in the highly sought-after Sedgefield Village, the property enjoys a fantastic location close to a wide range of local amenities including shops, cafés, restaurants, and leisure facilities. The village is renowned for its charming community atmosphere while also offering excellent transport links, with easy access to the A1(M), making it ideal for commuters travelling to Durham, Darlington, and surrounding areas.

This leasehold apartment offers a superb combination of comfort, convenience, and location, and early viewing is highly recommended.

**Cunningham Court, Sedgefield, Stockton-On-Tees, TS21 3BP**

**1 Bed - Flat - Purpose Built**

**£60,000**

**EPC Rating: C**

**Council Tax Band:**

**Tenure: Leasehold**



# Cunningham Court, Stockton-On-Tees, TS21 3BP

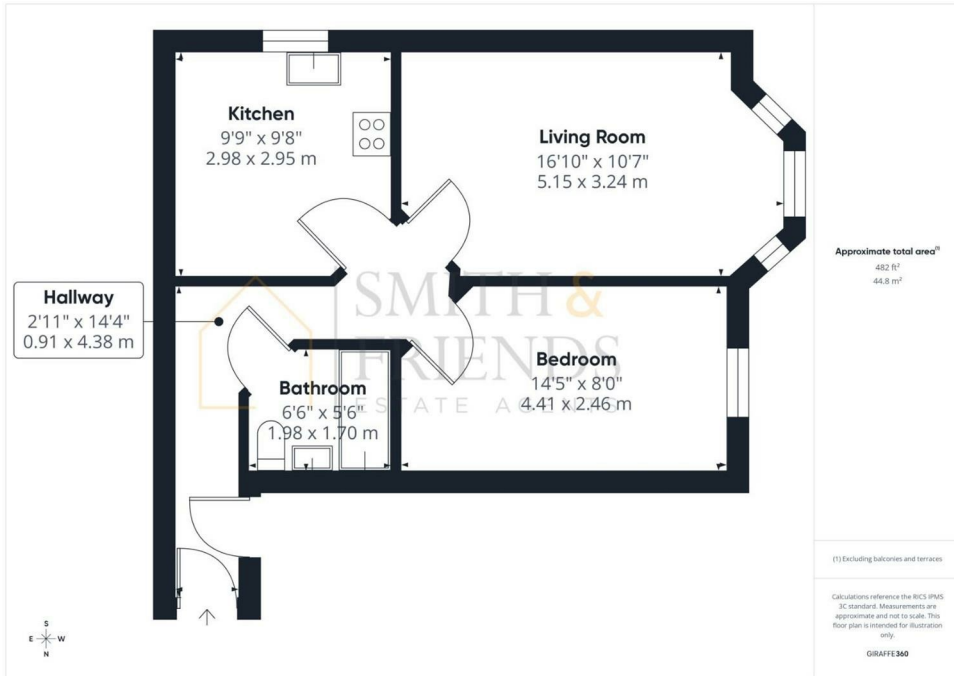
Entrance Hallway  
Entrance door, storage cupboard and flooring

Bathroom  
Bath, shower, w/c, and wash hand basin

Kitchen  
Double glazed window and breakfast bar.

Lounge  
Double glazed window,

Bedroom  
Double glazed window.



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

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.

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