



East End, Sedgefield, TS21 3AU
2 Bed - House - Mid Terrace
£695 Per Month

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East End Sedgefield, TS21 3AU

Situated pleasantly within the heart of Sedgefield, we are thrilled to offer TO LET this deceptively spacious terraced house with two double bedrooms on East End. This well proportioned property has been exceptionally well cared for, oozes character & authenticity & benefits from double glazing & gas central heating throughout. With easy access to all of the local amenities offered in & around the village itself, the property is also within excellent commuting distance to all major road networks & bus routes leading to Durham City, Darlington & Teeside. The property comprises in brief: Welcoming entrance hallway with stairs to the first floor, a lovely lounge with bay window to front elevation, an open-plan kitchen/dining area with a range of fitted wall & base units & further access to a useful utility area. . To the first floor, there are two double bedrooms & a stunning bathroom with roll top bath. Externally, this lovely home enjoys a manageable sized, enclosed yard to rear. Not to be missed, we encourage thorough internal inspection in order to fully appreciate the style, layout, space & standard of this exquisite property available.

Tenants required earnings: £19,800. Guarantors required earnings: £23,760

EPC Rating: D

Council Tax Band: C

£695 First Months Rent

£695 Bond

INITIAL TENANCY: 12 Months/NO PETS











ENTRANCE HALLWAY

LOUNGE

13'4 x 11'8 (4.06m x 3.56m)

KITCHEN/DINING AREA

16'9 x 10'11 (5.11m x 3.33m)

UTILITY ROOM

8'0 x 3'8 (2.44m x 1.12m)

FIRST FLOOR LANDING

MASTER BEDROOM

16'9 x 11'11 (5.11m x 3.63m)

BEDROOM TWO


11'0 x 8'11 (3.35m x 2.72m)

BATHROOM

7'8 x 7'2 (2.34m x 2.18m)

EXTERNALLY



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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