



Cherry Tree Drive, Sedgefield, TS21 3DN
2 Bed - House
£625 Per Month

ROBINSONS
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We are delighted to offer to let this deceptively spacious semi detached house with two double bedrooms situated pleasantly within the popular, family orientated location of Cherry Tree Drive, Sedgefield. Having easy access to all of the immediate amenities offered in & around Sedgefield itself & within excellent commuting distance to all major road networks & bus routes, this well proportioned residence also benefits from gas central heating & double glazing throughout. In brief, the property itself comprises: welcoming entrance hallway with stairs to the first floor, lounge with window to front elevation, spacious kitchen/dining area with a range of fitted wall & base units & access to a rear lobby with outhouses. The first floor landing hosts two double bedrooms & a family bathroom. Externally, the property enjoys a good sized, enclosed garden to the rear with an open aspect to front. We thoroughly recommend full internal inspection in order to fully appreciate the property available.

Tenants required earnings £18,000, guarantors required earnings £21,600.

NO SMOKERS/PETS CONSIDERED

EPC Rating: TBC

Council Tax Band: B

£625 First Months Rent

£625 Bond









ENTRANCE HALLWAY

LOUNGE

12'0 x 12'0 (3.66m x 3.66m)

KITCHEN / DINING AREA

18'1 x 10'3 (5.51m x 3.12m)

SIDE LOBBY

OUTHOUSES

FIRST FLOOR LANDING

MASTER BEDROOM

18'3 x 12'0 (5.56m x 3.66m)


BEDROOM TWO

12'3 x 11'8 (3.73m x 3.56m)

BATHROOM

7'2 x 6'2 (2.18m x 1.88m)

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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