



St. Lukes Crescent, Sedgefield, TS21 3NL  
4 Bed - House  
£1,650 Per Month

**ROBINSONS**  
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## St. Lukes Crescent Sedgefield, TS21 3NL

Positioned beautifully overlooking the neighbouring green, we are delighted to offer TO LET this exquisite townhouse with four bedrooms, three bathrooms & double garage on St Lukes Crescent, within the highly desirable location of Sedgefield. This deceptively spacious residence is the perfect home for the larger family & is positioned within walking distance to all of the local amenities Sedgefield has to offer. Within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, this stunning property comprises: Welcoming entrance lobby with access to a useful ground floor cloaks/wc, entrance hallway with stairs to the first floor, a lovely open-plan kitchen/dining area/family room with a range of fitted wall & base units & access to the rear garden. The first floor landing boasts a spectacular lounge (measuring almost 20ft approximately) with 'Cathedral' style bow window to front elevation, the family bathroom with modern three piece suite & the master bedroom which has en-suite facilities. The second floor landing provides access to three further bedrooms; one of which also has en-suite facilities. Externally, this tastefully decorated home enjoys an enclosed, low maintenance garden to the rear with further access to a double garage (which measures 16ft x 14ft approximately). Rarely do properties of this style or space hit the rental market & we therefore recommend full internal viewing in order to fully appreciate the size, quality & layout of this well proportioned property available.

Rent £1650 pcm

Bond £1650

No Smokers. Working applicants preferred. Pets considered

EPC Rating 'C'

Tenants Earnings: £49,800 Guarantor Earnings: £59,760



















#### **ENTRANCE LOBBY**

#### **GROUND FLOOR CLOAKS / WC**

#### **ENTRANCE HALLWAY**

#### **FAMILY ROOM / DINING AREA**

18'11 x 17'10 (5.77m x 5.44m)

#### **KITCHEN**

11'7 x 9'10 (3.53m x 3.00m)

#### **FIRST FLOOR LANDING**

#### **LOUNGE**

19'0 x 11'3 (5.79m x 3.43m)

#### **MASTER BEDROOM**

11'10 x 11'4 (3.61m x 3.45m)

#### **EN-SUITE SHOWER ROOM**

#### **SECOND FLOOR LANDING**

#### **BEDROOM TWO**

11'10 x 11'1 (3.61m x 3.38m)

#### **EN-SUITE SHOWER ROOM**

#### **BEDROOM THREE**

11'10 x 9'3 (3.61m x 2.82m)

#### **BEDROOM FOUR**

11'9 x 9'4 (3.58m x 2.84m)

#### **FAMILY BATHROOM**

6'9 x 5'10 (2.06m x 1.78m)

#### **EXTERNALLY**

#### **DOUBLE GARAGE**

16'10 x 14'7 (5.13m x 4.45m)

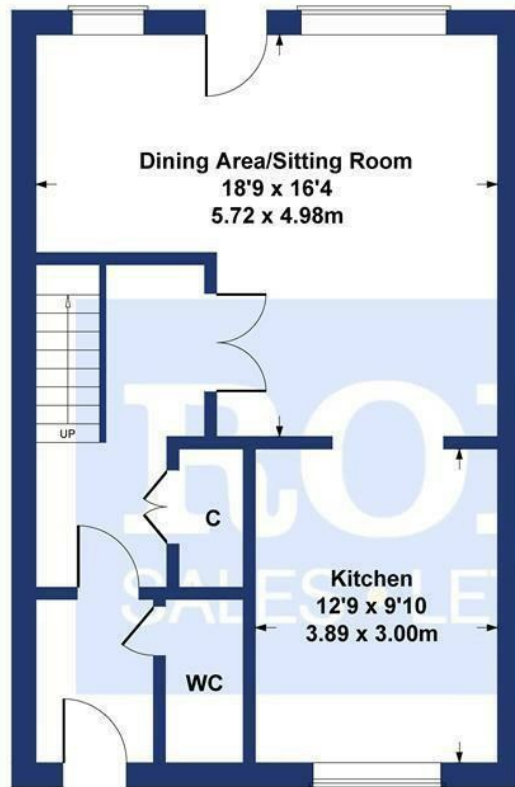
#### **REDRESS**

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

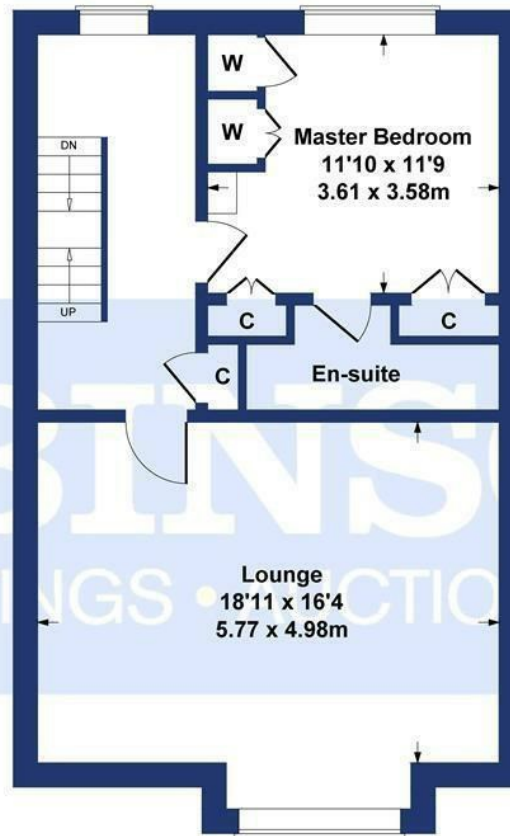
# St Lukes Crescent

Approximate Gross Internal Area  
1678 sq ft - 156 sq m

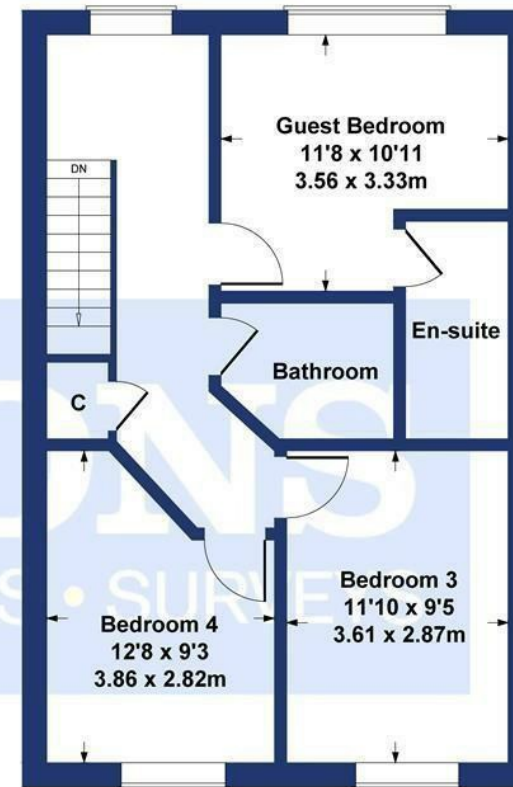
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	77	85
	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

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.



