



7 Lawrence Crescent, Richmond, DL10 5QE  
£950

**HALLWAY**

A part glazed UPVC entrance door leads into the hallway, there is a UPVC double glazed window to the side and a door leading into the lounge.

**THROUGH LOUNGE DINING ROOM 8.90 x 3.09 (at widest point) (29'2" x 10'1" (at widest point))**

A large dual aspect through room with lots of natural light. Having the staircase leading to the first floor, tv aerial point, two central heating radiators, UPVC double glazed window to the front and patio door to the rear leading out to the garden. There is a door leading into the kitchen.

**KITCHEN 4.19 x 2.80 (13'8" x 9'2")**

At the rear with a range of wall, base and drawer units with soft close fittings, worktops and tiled splash back. Integrated dishwasher and washing machine, electric oven, gas hob, stainless steel extractor hood, central heating radiator and UPVC double glazed window. Central heating radiator, combi boiler housed within a wall cupboard. There is also a loft hatch providing access into the roof void.

**FIRST FLOOR****LANDING**

With doors leading to all three bedroom and the family bathroom.

There is a loft hatch providing access into the loft space.

**BEDROOM 1 3.44 x 2.64 (11'3" x 8'7")**

A double room at the front with built in robes, central heating radiator and UPVC double glazed window with views.

**BEDROOM 2 2.90 x 2.51 (9'6" x 8'2")**

A double room at the rear with built in robes, central heating radiator and UPVC double glazed window.

**BEDROOM 3 2.61 x 2.24 (8'6" x 7'4")**

At the front with a central heating radiator and UPVC double glazed window.

**FAMILY BATHROOM 2.38 x 1.96 (7'9" x 6'5")**

A white suite comprising of bath with Triton shower over and glass shower screen, w.c, wash hand basin, tiled flooring, central heating radiator and UPVC double glazed window with obscured glass.

**EXTERNALLY**

To the front of the property there is a tarmac driveway and additional paved driveway providing off road parking for two vehicles. There is an external welcome light to the front door, a gate at the side leads into the rear garden.

To the rear there is a low maintenance terraced garden. The bottom tier is paved and has an external cold water tap. Steps lead up to a patio area with artificial lawn.

**GARAGE**

With an up and over door, power and lighting.

**NOTES**

- \* FREEHOLD
- \* COUNCIL TAX BAND C

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

