



St. Lukes Crescent, Sedgefield, TS21 3NL
4 Bed - House
£1,250 Per Month

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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 £1250 pcm

Bond £1250

No Smokers. Working applicants preferred. Pets considered

EPC Rating 'C'

Tenants Earnings: £37,200 Guarantor Earnings: £44,640











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)

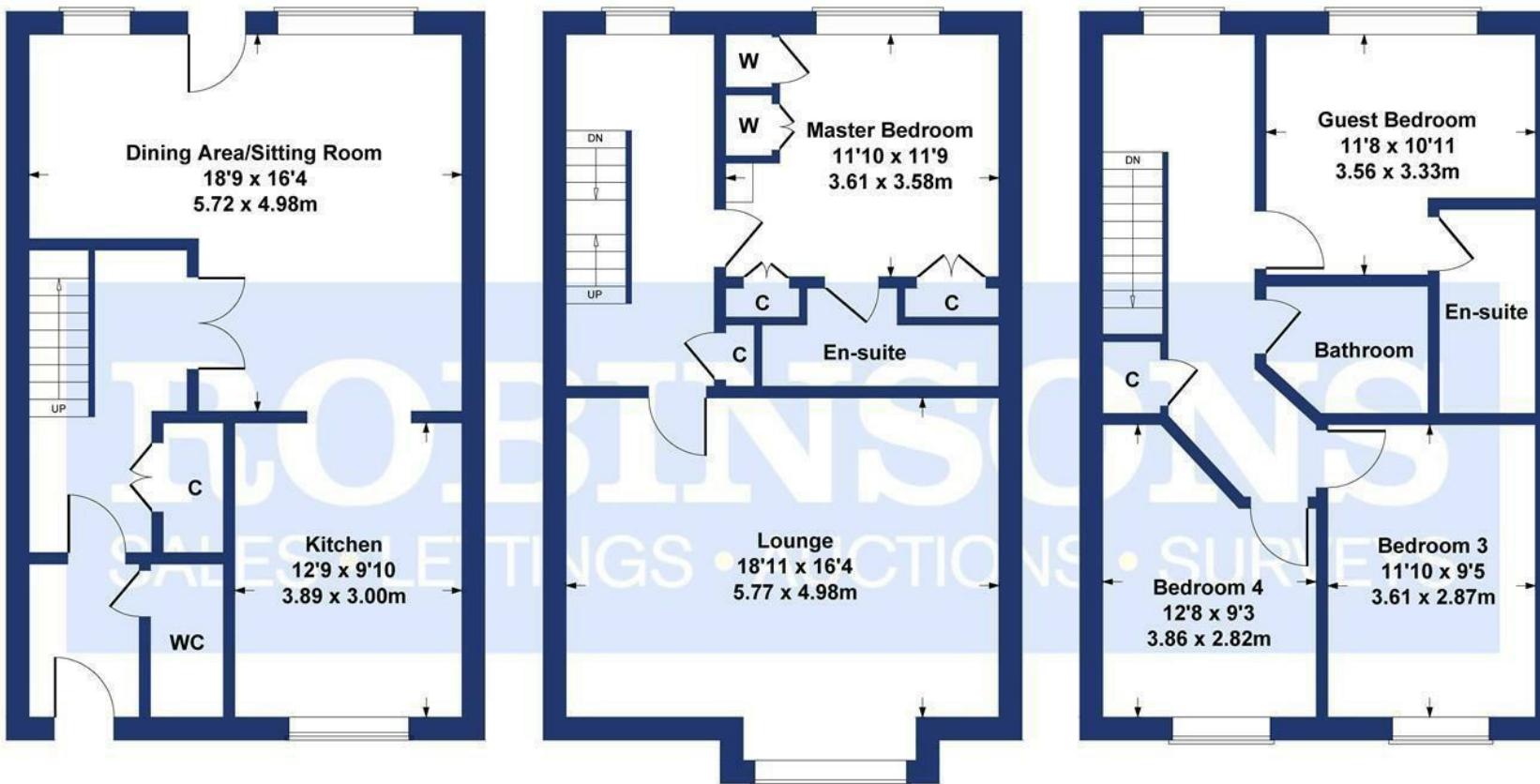
REDRESS

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



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

The chart shows the Energy Efficiency Rating for England & Wales. The x-axis represents the rating from 'Very energy efficient - lower running costs' on the left to 'Not energy efficient - higher running costs' on the right. The y-axis represents the percentage of dwellings. The data is summarized in the following table:

Rating	Percentage
Very energy efficient - lower running costs	~92%
(92 plus) A	~8%
(81-91) B	~5%
(69-80) C	~3%
(55-68) D	~2%
(39-54) E	~1%
(21-38) F	~1%
(1-20) G	~1%
Not energy efficient - higher running costs	~1%

A green arrow points to the '77' rating, and a blue arrow points to the '85' rating.

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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