



**The Presbytery, West Park Lane, TS21 2BX**  
**1 Bed - House - Detached**  
**£1,250 Per Month**

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# The Presbytery

## West Park Lane, TS21 2BX

Ideally situated on West Park Lane overlooking Hardwick Park, we are delighted to offer TO LET this stunning three bedroom detached residence offering spacious & versatile living accommodation. This outstanding home has been fully re-furbished in 2021 & boasts a beautiful re-fitted breakfasting kitchen. Having easy access to all of the local amenities offered in & around Sedgefield itself & within excellent commuting distance to all major road networks & bus routes, this deceptively spacious home also benefits from gas central heating & double glazing. A perfect home for the modern day family, the property itself briefly comprises: entrance hallway with ground floor cloaks / wc & stairs to the first floor, spacious lounge, separate sitting room, family room, dining area which opens up onto the breakfast kitchen with a range of modern fitted wall & base units & integrated appliances. The first floor landing boasts three bedrooms, family bathroom & a separate wc. Externally, this lovely home enjoys an enclosed garden to the rear whilst the front has beautiful open views & a spectacular sized driveway providing ample vehicle parking. We highly encourage thorough internal viewing in order to fully appreciate to the style, standard & quality of property available.

Tenants Required Earnings: £37,800. Guarantors Required Earnings: £45,360

Working applicants preferred. No smokers. Pets considered.











**ENTRANCE HALLWAY**

**GROUND FLOOR CLOAKS/WC**

**FAMILY ROOM**

11'3 x 10'4 (3.43m x 3.15m)

**LOUNGE**

13'8 x 11'8 (4.17m x 3.56m)

**SITTING ROOM**

13'8 x 11'9 (4.17m x 3.58m)

**DINING AREA**

11'8 x 9'3 (3.56m x 2.82m)

**BREAKFAST KITCHEN**

13'6 x 11'2 (4.11m x 3.40m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

13'8 x 11'8 (4.17m x 3.56m)

**BEDROOM TWO**

13'0 x 11'9 (3.96m x 3.58m)

**BEDROOM THREE**

10'1 x 8'4 (3.07m x 2.54m)

**FAMILY BATHROOM**

**SEPARATE WC**

**EXTERNALLY**



# The Presbytery, Sedgefield, TS21 2BX

Approximate Gross Internal Area  
1653 sq ft - 154 sq m



**GROUND FLOOR**

**FIRST 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. 2021

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

69 80

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.

