



North End, Sedgefield, TS21 3BT
1 Bed - House
£675 Per Month

ROBINSONS
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North End Sedgefield, TS21 3BT

It is with pleasure that we offer TO LET this sensational end-terraced house with one double bedroom & walk-in wardrobe facilities, situated pleasantly on North End, within the heart of the desirable village of Sedgefield. This stunning residence has undergone full refurbishment within the last few months, which include a re-fitted kitchen/dining area, re-fitted shower room & a re-fitted central heating system/radiators. Having easy access to all of the immediate amenities offered in & around the village itself & within excellent commuting distance to all major road networks & bus routes, this deceptively spacious residence also benefits from gas central heating & double glazing throughout. In brief, this stunning property comprises: welcoming entrance lobby, spectacular lounge with bay window to front elevation, inner lobby with stairs to the first floor & access to a ground floor cloaks/utility area, a beautiful re-fitted kitchen/dining area with a range of fitted wall & base units & integrated appliances & further access through to a useful study/office space. The first floor landing leads to the double bedroom which has its own walk-in wardrobe area & a re-fitted shower room. Externally, the property enjoys an enclosed yard to side/rear. This is an ideal opportunity for the professional or retired couple to acquire this immaculate home within a highly sought after location & thorough internal inspection comes highly recommended.

Rent £595 pcm

Bond £595

EPC Rating: E

Council Tax Band: B

Working Applicants Preferred, No Pets, No Smokers

Tenants required earnings: £18,000 Guarantor earnings: £21,600











ENTRANCE LOBBY

LOUNGE

15'6 x 15'4 (4.72m x 4.67m)

INNER LOBBY

GROUND FLOOR CLOAKS / UTILITY ROOM

6'4 x 5'10 (1.93m x 1.78m)

KITCHEN / DINING AREA

19'11 x 10'5 (6.07m x 3.18m)

SEPARATE STUDY

7'9 x 6'9 (2.36m x 2.06m)

FIRST FLOOR LANDING

DOUBLE BEDROOM

13'11 x 11'6 (4.24m x 3.51m)

SHOWER ROOM

7'0 x 6'4 (2.13m x 1.93m)

EXTERNALLY



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	

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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