



Wallington Drive, Sedgfield, TS21 2HZ
2 Bed - Flat
£550 Per Month

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Wallington Drive Sedgefield, TS21 2HZ

Situated pleasantly within the highly sought after area of Sedgefield, we are thrilled to offer to let this immaculate two bedroom first floor apartment on Wallington Drive. Situated within walking distance to all of the local amenities offered in & around Sedgefield itself; this well proportioned property benefits from gas central heating via a combi boiler, double glazing & the added benefit of newly fitted carpets. In brief, this well proportioned property comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with window to front elevation, kitchen with a range of fitted wall & base units, two bedrooms & bathroom with modern three piece suite. Externally the property has a single garage to nearby block. Thorough internal inspection is essential in order to fully appreciate the property available.

EPC Rating: TBC

Council Tax Band: A

Rent £550pcm Bond £550

Tenants required earnings £16,800. Guarantors required earnings £20,160





ENTRANCE LOBBY

FIRST FLOOR LANDING

LOUNGE

15'1 x 10'4 (4.60m x 3.15m)

KITCHEN

8'9 x 7'7 (2.67m x 2.31m)

MASTER BEDROOM

12'5 x 9'10 (3.78m x 3.00m)

BEDROOM TWO


10'0 x 8'6 (3.05m x 2.59m)

BATHROOM

6'8 x 5'5 (2.03m x 1.65m)

EXTERNALLY

SINGLE GARAGE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

