



Naylor Road, Sedgfield, TS21 2EA  
3 Bed - House - Semi-Detached  
£795 Per Month

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## Naylor Road Sedgefield, TS21 2EA

Positioned pleasantly overlooking the green; it is with pleasure that we offer TO LET, this deceptively spacious three bedroom semi detached house on Naylor Road, Sedgefield. Thoroughly upgraded & modernised in 2022 & boasting a beautiful re-fitted kitchen/ dining area, tis is the ideal home for a family. Having easy access to all of the local amenities offered within the village & within excellent commuting distance to all major road networks & bus routes, the property also benefits from gas central heating via a combi boiler & double glazing. Well proportioned throughout, the property in brief, comprises: welcoming entrance hallway with stairs to the first floor, an attractive lounge spanning the depth of the property with windows to both front & rear elevations, the re-fitted kitchen/dining room with a range of fitted wall & base units, inner lobby with access to rear & ground floor cloaks/wc. The first floor landing boasts three good sized bedrooms & a re-fitted family bathroom. Externally, the property is open aspect to front, whilst to the rear, there is an enclosed garden with outhouse. We urge clients not to miss out on this excellent opportunity to acquire this impressive home within this popular, family orientated location & strongly encourage thorough internal inspection.

Working applicants preferred, No smokers, No pets.

Required Earnings: Tenants £24,000

Guarantor (if required) £28,800

EPC Rating: D

Council Tax Band: B

















#### **ENTRANCE HALLWAY**

#### **LOUNGE**

17'1" x 10'4" (5.21 x 3.15)

#### **KITCHEN / DINING AREA**

17'10" x 8'4" (5.44 x 2.54)

#### **INNER LOBBY**

#### **GROUND FLOOR CLOAKS / WC**

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

12'3" x 11'6" (3.73 x 3.51)

#### **BEDROOM TWO**

12'3" x 10'6" (3.73 x 3.20)

#### **BEDROOM THREE**


7'11" x 7'3" (2.41 x 2.21)

#### **BATHROOM**

7'10" x 5'3" (2.39 x 1.60)

#### **EXTERNALLY**



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

