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# TO LET

## ELM AVENUE, SEDGEFIELD



### 3 BEDROOM MID TERRACE HOUSE

Situated in a much sought after location of Sedgefield, within walking distance of the village. This property benefits from Gas Central Heating and Upvc double glazing. Briefly comprising of Entrance hall. Lounge with feature fire surround and gas fire. Fitted kitchen with beech wall and base units incorporating a built-in oven and hob. Rear porch. To the first floor are 3 good size bedrooms, bathroom and separate WC. Open plan garden to the front, and enclosed rear garden leading to a single garage.

**RENT £550 PCM**  
**UNFURNISHED**

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ENTRANCE:	Via Upvc double glazed front door into <b>HALLWAY:</b> radiator, access to first floor, smoke alarm, and central heating thermostat
LOUNGE: (9'11"x15'03)	Two Upvc double glazed windows, two radiators, feature Adam style fire surround with gas fire
KITCHEN/DINER:	<b>DINER:</b> (9'X1101") Upvc double glazed window, radiator, gas fire. <b>KITCHEN:</b> (13'08x6'05") Upvc double glazed window, radiator, units comprising of matching beech wall and base units with heat resistant work surfaces incorporating sink and drainer with mixer tap, built-in electric oven, halogen hob and extractor, plumbing for automatic washing machine
REAR PORCH:	All Upvc double glazing
FIRST FLOOR:	Upvc double glazed window, radiator, loft hatch, smoke alarm
BATHROOM:	Fitted with a white suite comprising of: white panel bath, pedestal wash handbasin with chrome fittings, Upvc double glazed window, radiator, fully tiled walls
SEPARATE WC:	Upvc double glazed window, white toilet and cistern, expelair fan, walls fully tiled
BEDROOM 1: (11'00"x9'03")	Upvc double glazed window, radiator, built-in storage cupboards
BEDROOM 2: (10'09"x11'05")	Upvc double glazed window, radiator, built-in storage cupboards
BEDROOM 3: (7'08"x7'10")	Upvc double glazed window, radiator, built-in storage cupboards
EXTERNALLY:	Open plan front garden. Enclosed rear garden leading to a single garage with roller shutter door.