



23 St. Lukes Crescent, Sedgefield

youngsRPS 

**23 St. Lukes Crescent
Sedgefield
Stockton-on-Tees
TS21 3NL**

Guide Price: £210,000

we offer for sale this substantial four-bedroom, 3 story townhouse overlooking an open green, Accommodation includes 2 reception rooms, 3 bathrooms and a double garage making an idea family home. Offered with vacant possession, early viewing is highly recommended.

- 4 Bedroom town house
- 2 Reception rooms
- 2 Bathrooms
- No chain
- Gardens to the front and rear
- Double garage
- Energy Efficiency Rating = C (77)

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Youngs Sedgefield 01740 617377



DESCRIPTION Offering a spacious and impressive three storey, four-bedroom townhouse with a modern kitchen, family bathroom and 2 en-suites. The property is accessed via a double-glazed panel front door, leading to an inner hallway with tiled floor, radiator, stairs leading to the first floor, and a cloaks/wc comprising of WC, pedestal hand basin, extractor fan and radiator. To the front, there is a large sitting/dining room with a window providing views to the open green, and radiator. The open archway leads to the impressive kitchen/breakfast room fitted with modern wall, floor and draw units, integrated double oven, hob and extractor hood, plumbing for a dishwasher, fully tiled floor, window facing the rear, and door to access the rear garden. The utility room has a fully tiled floor, window, storage cupboard, sink and mixer tap and plumbing for a washing machine.

The first-floor landing provides stairs to access the second floor, window and radiator. The spacious master bedroom offers two built in double wardrobes, window to the rear, radiator and door to the en-suite, with tiled shower cubical, WC, pedestal hand basin and radiator.

Also, to the first floor is the formal lounge with large arched windows making the room bright and welcoming, and 2 radiators.

The second-floor landing comprises of 2 storage cupboards, window and radiator, giving access to bedroom 2, with window,

radiator and a door leading to the en-suite with tiled shower cubical, WC, pedestal hand basin and radiator. Bedroom 3, with window and radiator, bedroom 4 with window and radiator. The family bathroom is fitted with a white suite, comprising of a full-sized bath with shower attachments to taps, WC, pedestal hand basin, part tiled walls, radiator, extractor fan and shaver power point.

EXTERNAL To the front of the property is an open planned lawned area with path walkway to the front door, to the rear there is courtyard style garden, giving access to the double garage.

SERVICES Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

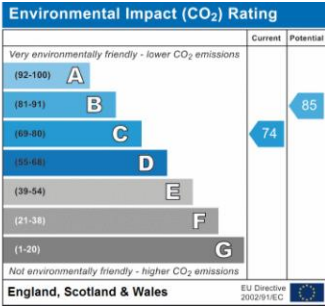
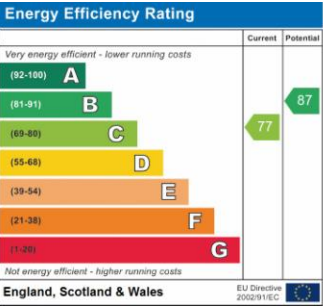
CHARGES Durham County Council tax band F

VIEWINGS Viewing is strictly by appointment. Arrangements can be made by contacting Youngs RPS, Sedgfield on 01740 617377

FREE MARKET APPRAISAL We would be pleased to provide professional, unbiased advice on the current value and marketing

of your existing home.









Total Area: 142.5 m² ... 1534 ft²

All measurements are approximate and for display purposes only.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

Hexham
Priestpopple, Hexham,
Northumberland, NE46 1PS
T: 01434 608980 / 609000
hexham@youngs-rps.com

Newcastle
23 Grey Street,
Newcastle, NE1 6EE
T: 0191 2610300
newcastle@youngs-rps.com

Alnwick
31-33 Bondgate Within,
Alnwick, NE66 1SX
T: 01665 606800
alnwick@youngs-rps.com

Dumfries
Lochar House, Heathhall,
Dumfries DG1 3NU
T: 01387 402277
dumfries@youngs-rps.com

Sedgefield
50 Front Street, Sedgefield,
Co. Durham, TS21 2AQ
T: 01740 622100 / 617377
sedgefield@youngs-rps.com

Northallerton
80-81 High Street, Northallerton,
North Yorkshire, DL7 8EG
T: 01609 773004 / 781234
northallerton@youngs-rps.com