



6 Cedar Crescent, Murton, SR7 9JJ  
£450 Per Calendar Month



**Venture**  
PROPERTIES

INTERNAL PHOTOS COMING SOON - AVAILABLE  
END OF MAY

Early viewing is essential to take advantage of the opportunity to rent this deceptively spacious mid terraced home with two good sized bedrooms and two reception rooms. Positioned in a popular location within Murton, the property is close to Dalton Park and also the A19, which provides excellent access for commuting across the North-East.

The floor plan comprises of a living room with bay window and fireplace, dining room and modern fitted kitchen to the ground floor. To the first floor are two well proportioned bedrooms and bathroom/WC. Externally there are low maintenance gardens to the front and rear.

EPC RATING D

#### GROUND FLOOR

##### Hall

With stairs leading to the first floor.

##### Living Room

12'7" x 11'6"

Having a UPVC double glazed bay window to the front, feature fireplace and radiator.

##### Dining Room

14'11" x 10'11"

With a UPVC double glazed window to the rear, radiator and storage cupboard.

##### Kitchen

13'5" x 7'3"

Having a good range of fitted wall and floor units with contrasting work surfaces incorporating a stainless steel one sink and drainer unit, a built in oven, hob and extractor. There are two UPVC double glazed windows and double glazed external door, tiled splashbacks and flooring.

#### FIRST FLOOR

##### Landing

With access to all rooms.

##### Bedroom One

12'11" x 12'9"

Double bedroom with a UPVC double glazed window to the front, built in wardrobe and cupboard and wall mounted housing gas central heating boiler.

##### Bedroom Two

10'11" x 8'9"

Well proportioned with a UPVC double glazed window to the rear and radiator.

##### Bathroom/WC

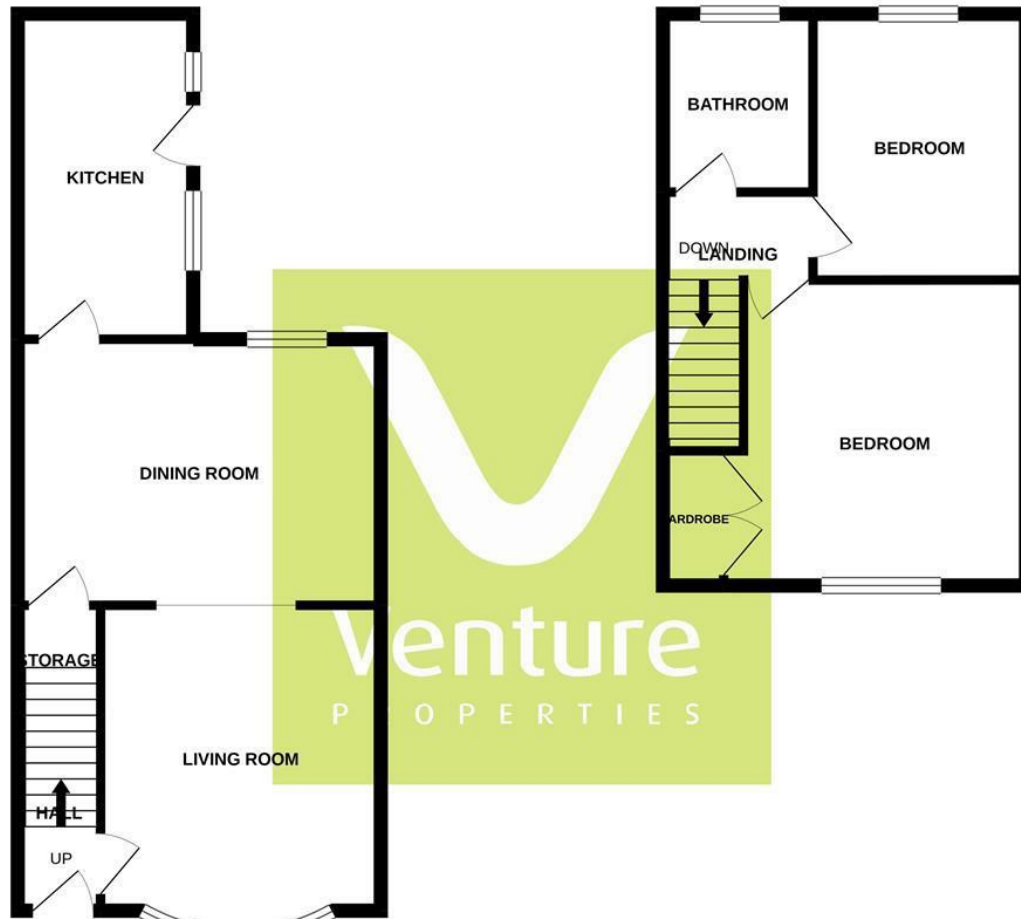
Fitted three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low level WC, double glazed window and radiator.

##### EXTERNAL

To the front and rear are low maintenance enclosed gardens.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021.

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Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-58) <b>D</b>		
(29-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Venture Properties 4 New Elvet, Durham, DH1 3AQ

T: 0191 372 9797 E: [durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com) W: [www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)