



7 Lawrence Crescent, Richmond

Offers in the region of £219,950

Forming part of this quiet cul de sac, on a very popular development, this three bedroomed semi detached property will appeal to a variety of buyers. Benefitting from a recently upgraded kitchen and bathroom, it features an open plan living/dining room to the ground floor, with three bedrooms to the first floor. Externally there is a terraced rear garden, a garage and driveway parking. Offered to the market CHAIN FREE!

Entrance Lobby – Open Plan Living Area – Kitchen – Three Bedrooms – Bathroom – Garage – Garden – Driveway Parking.

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Entrance Lobby:

Accessed via a part glazed upvc entrance door, the lobby provides the ideal space for outdoor wear and has a upvc double glazed window to the side.

Open Plan Living Area:

8.66m x 3.09m

A generous room, which provides ample space for a relaxed seating area and a formal dining area.



There is a upvc double glazed window to the front of the property and a set of upvc doors opening onto the garden. The fireplace has a gas fire fitted with a timber surround.



Breakfast Kitchen:

4.19m x 2.77m

The kitchen has been refitted with a generous range of quality wall and base units with soft close fittings, complimented with a slate effect worksurface. Integrated into the units are a gas hob and electric oven with an extractor over, a dishwasher, a washing machine, a fridge and a freezer. There is space for a small breakfast table and a upvc double glazed window overlooks the rear garden.



First Floor Landing.

With loft access.

Bedroom 1:

3.44m x 2.64m

A double bedroom which has a radiator, built in wardrobes and a upvc double glazed window to the front with views over Richmond.



Bedroom 2:

2.90m x 2.51m

A double bedroom having a radiator, a built in wardrobe and a upvc double glazed window to the rear of the property.



Bedroom 3:

2.45m x 2.28m

With a radiator and a upvc double glazed window to the front of the property.

Bathroom:

2.37m x 1.95m

Having been refitted with a modern white suite which comprises a panelled bath with an electric shower over, a wash hand basin and a WC. There is a radiator and a upvc double glazed window.



External

To the front the property has the benefit of a driveway providing off street parking.

The **Garage** has an up and over door, and has power connected.

The rear garden is terraced and would provide a lovely seating area.



Additional Information

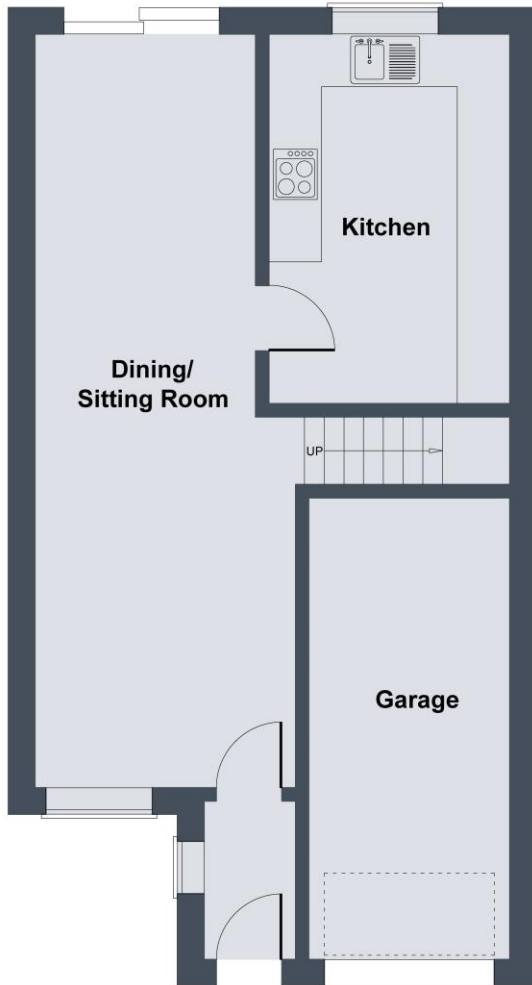
The postcode is DL10 5QE and we are advised that the Council Tax Band is C.

The Baxi gas fired central heating boiler is located in the kitchen.

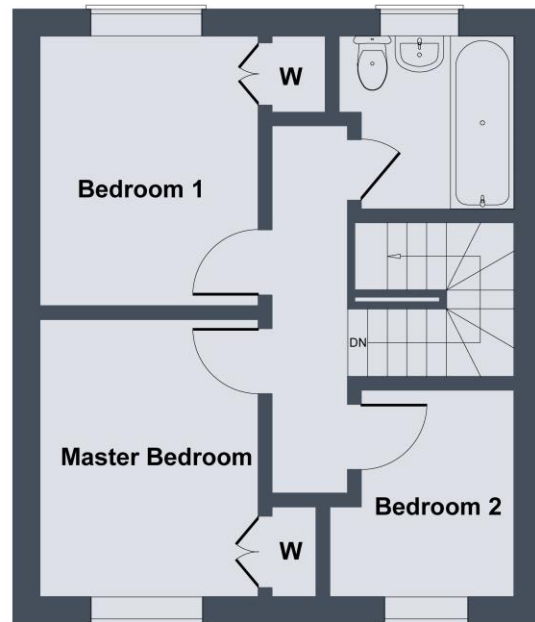
Photos shown taken 2019.



7 Lawrence Crescent



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.