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The Gables Sedgefield, TS21 3EU

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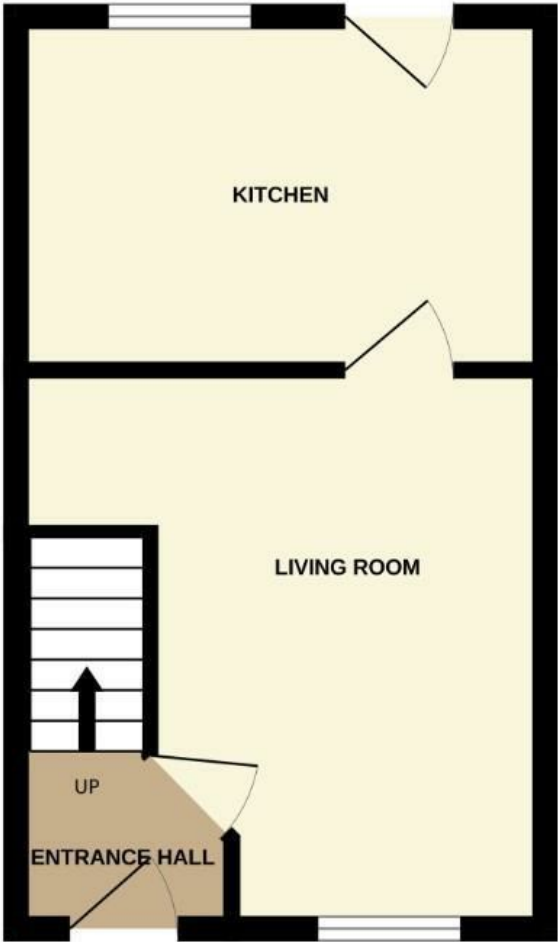
Price £117,000

Two bedroomed semi detached property located on The Gables in Sedgefield. The property benefits from an enclosed south facing garden, newly fitted kitchen and designated parking space to the rear. Sedgefield provides a range of services including supermarkets, schools, retail shops, cafes, restaurants and healthcare services. It is surrounded by countryside walks whilst Hardwick Hall is just a short distance away providing 2,000 acres of protected parkland and a coffee shop. The property is in an ideal position for travel throughout the region via both the A1(M) and A689. The East Coast mainline is available from Darlington and Durham train stations.

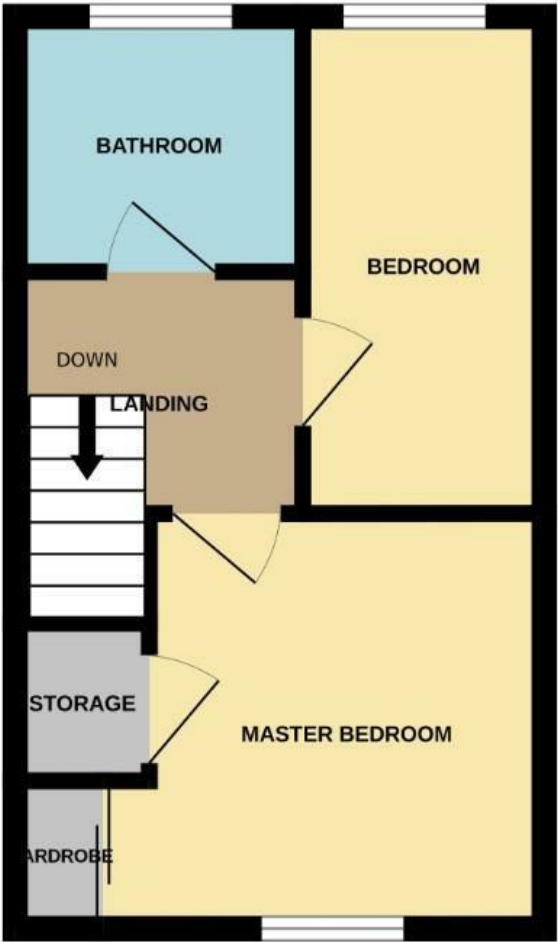
In brief the property comprises; an entrance porch leading into the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally the property has off street parking to the front, whilst to the rear there is an enclosed south facing garden, with paved area and artificial turf, along with designated parking space.

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GROUND FLOOR
258 sq.ft. (23.9 sq.m.) approx.

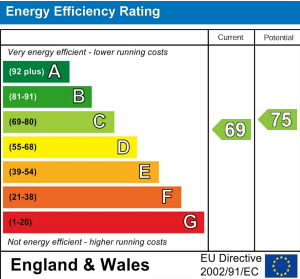


1ST FLOOR
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 sq.m.) approx.

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.
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Living Room

12'11" x 12'1"

Bright and spacious living room, located to the front of the property benefiting from neutral decor, ample space for furniture and window to the front elevation.

Kitchen

12'0" x 8'2"

The newly fitted kitchen contains a range of shaker-style wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood, along with space for further free standing appliances, a kitchen table and chairs, plumbing for a washing machine and patio door leading into the rear garden.

Master Bedroom

9'10" x 9'6"

The master bedroom provides space for a king sized bed and further furniture, benefiting from fitted storage cupboards, neutral decor and window to the front elevation.

Bedroom Two

11'5" x 5'6"

The second bedroom is a further good size bedroom with neutral decor and window to the rear elevation.

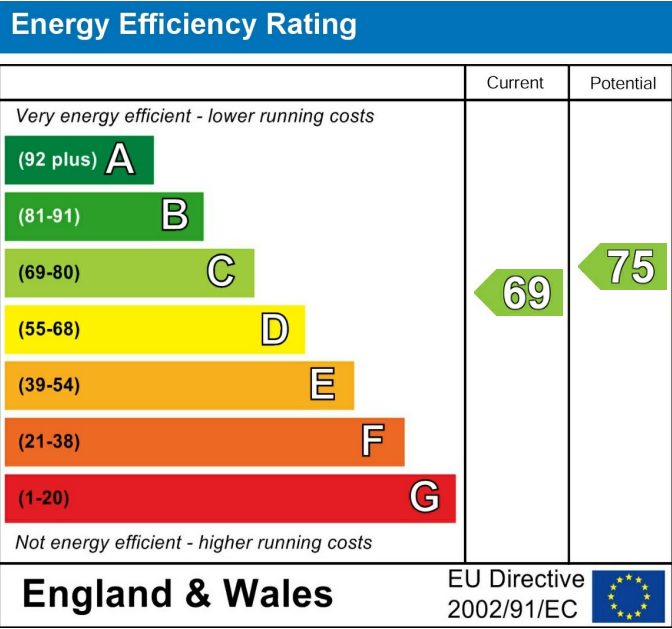
Bathroom

6'2" x 5'10"

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin. Frosted window to the rear elevation.

External

Externally the property has off street parking to the front, whilst to the rear there is an enclosed south facing garden, with paved area and artificial turf, along with designated parking space.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



