



The Gables, Sedgfield, TS21 3EU  
3 Bed - House - End Terrace  
£129,950

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We are delighted to offer to the market with no onward chain, this well presented end-terraced house with three bedrooms situated within the popular, residential area of The Gables, Sedgefield. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road networks & bus routes, this well proportioned home also benefits from gas central heating & UPVC framed double glazing. The property itself briefly comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge leading through to the dining area, kitchen with a range of fitted wall & base units. The first floor landing boasts three good sized bedrooms & family bathroom. Externally, this lovely home enjoys an enclosed garden to the rear with open aspect to front. There is also parking offered to the rear elevation of the property. We highly encourage thorough internal viewing in order to fully appreciate the style, layout & space of this lovely home for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band:

**ENTRANCE HALLWAY****LOUNGE**

14'5 x 11'5 (4.39m x 3.48m)

**DINING ROOM**

10'6 x 8'2 (3.20m x 2.49m)

**KITCHEN**

10'8 x 6'3 (3.25m x 1.91m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

13'0 x 10'8 (3.96m x 3.25m)

**BEDROOM TWO**

9'7 x 7'4 (2.92m x 2.24m)

**BEDROOM THREE**

7'7 x 7'2 (2.31m x 2.18m)

**FAMILY BATHROOM**

6'5 x 5'11 (1.96m x 1.80m)

**EXTERNALLY**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
100-90kWh B			
95-80kWh C			
90-75kWh D			
85-70kWh E			
80-65kWh F			
75-60kWh G			
Not energy efficient - higher running costs	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	105-91kWh A		
100-90kWh B			
95-80kWh C			
90-75kWh D			
85-70kWh E			
80-65kWh F			
75-60kWh G			
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

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