



The Gables, Sedgfield, TS21 3EU
3 Bed - House - End Terrace
Starting Bid £95,000

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****** FOR SALE VIA MODERN AUCTION******

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: C

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**AUCTIONEERS COMMENTS**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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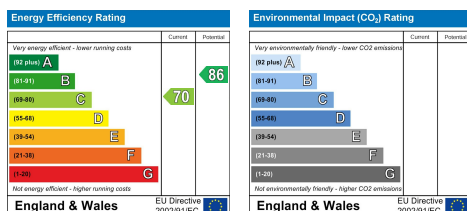
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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