



The Gables, Sedgfield, TS21 3EU
3 Bed - House - Mid Terrace
£134,950

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We are delighted to offer to the market this deceptively spacious mid-link house with three bedrooms situated pleasantly on The Gables, within the popular location of Sedgefield. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing. An ideal opportunity for the young family/first time buyer to acquire this well proportioned residence which briefly comprises: Welcoming entrance lobby with stairs to the first floor, lovely sized lounge (measuring 14ft approximately) with window to front, open-plan kitchen/dining area with a range of fitted wall & base units & access to a 12ft (approximately) conservatory to rear. The first floor landing boasts three bedrooms & family bathroom with three piece suite. Externally, the property enjoys an enclosed, low-maintenance garden to rear whilst the front is open aspect. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this impressive property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE LOBBY

LOUNGE

14'10 x 11'4 (4.52m x 3.45m)

KITCHEN/DINING AREA

14'10 x 10'1 (4.52m x 3.07m)

CONSERVATORY

12'8 x 6'7 (3.86m x 2.01m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'5 x 8'10 (3.78m x 2.69m)

BEDROOM TWO

9'0 x 7'4 (2.74m x 2.24m)

BEDROOM THREE

7'8 x 7'2 (2.34m x 2.18m)

BATHROOM

6'5 x 5'10 (1.96m x 1.78m)

EXTERNALLY



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
100-91kWh B			
95-81kWh C			
85-76kWh D			
75-70kWh E			
65-65kWh F			
55-50kWh G			
Not energy efficient - higher running costs	1-50kWh		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
100-91kWh B			
95-81kWh C			
85-76kWh D			
75-70kWh E			
65-65kWh F			
55-50kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-50kWh		
England & Wales	EU Directive 2002/91/EC		

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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.

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