



**The Gables, Sedgfield, TS21 3EU**  
**3 Bed - House - End Terrace**  
**£139,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



Presented to an exceptionally high standard throughout; we are delighted to offer to the market with no onward chain, this deceptively spacious three bedroom end-terraced house pleasantly situated on The Gables, within the highly sought after, family orientated location of Sedgfield. This impressive home has been upgraded throughout, enjoys an open-plan layout to the ground floor & is the perfect purchase for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities the desirable village of Sedgfield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this tastefully decorated home comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with window to front elevation leading into the dining area which has French doors to the enclosed rear garden & impressive kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms & family bathroom with modern three piece suite. Externally, the property enjoys a good sized, enclosed garden to the rear which is fully paved, whilst the front is open aspect. An ideal opportunity for the first time buyers/young family to acquire this well maintained home in the heart of Sedgfield; we thoroughly recommend full internal inspection in order to fully appreciate the style, standard, layout & quality throughout.

FREEHOLD  
EPC Rating: C  
Council Tax Band: C

#### **ENTRANCE LOBBY**

**LOUNGE**  
14'4 x 10'0 (4.37m x 3.05m)

**DINING AREA**  
10'0 x 8'5 (3.05m x 2.57m)

**KITCHEN**  
11'0 x 5'11 (3.35m x 1.80m)

#### **FIRST FLOOR LANDING**

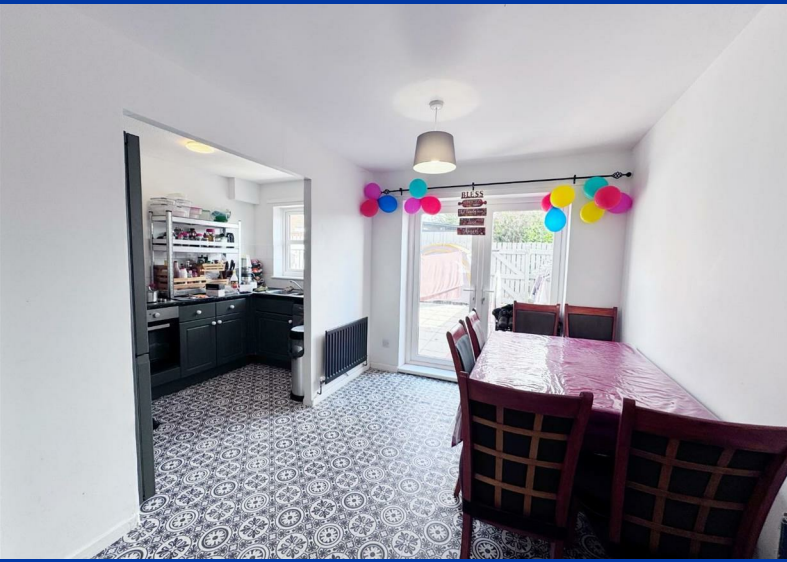
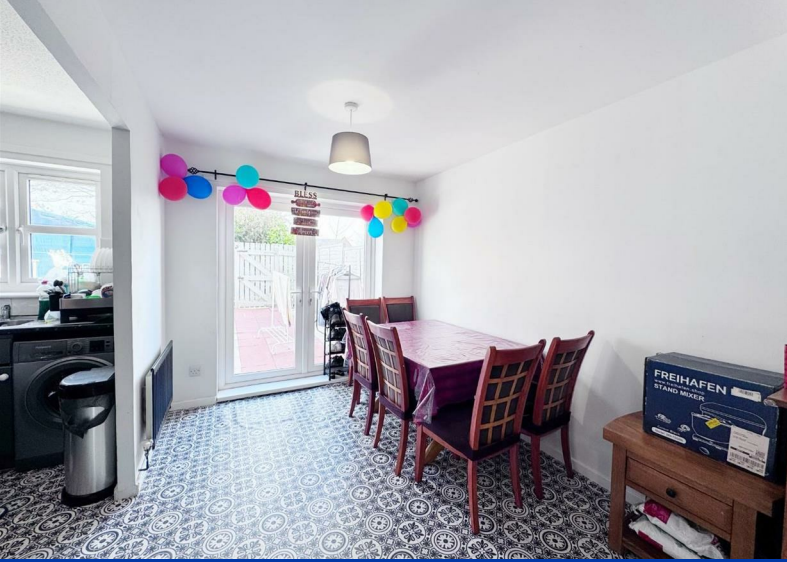
**MASTER BEDROOM**  
14'9 x 10'8 (4.50m x 3.25m)

**BEDROOM TWO**  
9'1 x 7'4 (2.77m x 2.24m)

**BEDROOM THREE**  
8'3 x 7'3 (2.51m x 2.21m)

**BATHROOM**  
6'5 x 6'1 (1.96m x 1.85m)

#### **EXTERNALLY**





# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## The Gables, Sedgfield, TS21 3EU

Approximate Gross Internal Area  
776 sq ft - 72 sq m



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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
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	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

3 High Street, Sedgfield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk