



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

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Positioned conveniently within the heart of the highly sought after location of Sedgfield; we are thrilled to offer to the market this deceptively spacious three bedroom mid-link house on The Gables. This impressive residence is the perfect purchase for first time buyers/young families or those looking to downsize & benefits further from gas central heating via a combi boiler & double glazing throughout. Having easy access to all of the local amenities offered in & around Sedgfield itself, the property is also within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. In brief, this well proportioned property comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with window to front elevation, kitchen / dining area with a range of fitted wall & base units & French door access to the rear garden. The first floor landing boasts three bedrooms & family bathroom with three piece suite. Externally, the property enjoys an enclosed garden to the rear which is largely laid to lawn whilst the front is open aspect. We highly encourage through internal inspection in order to fully appreciate the style, space, layout & standard of this impressive home for sale.

FREEHOLD

EPC Rating: TBC

Council Tax Band: C

ENTRANCE HALLWAY

LOUNGE

14'5 x 11'9 (4.39m x 3.58m)

KITCHEN / DINING AREA

14'11 x 10'2 (4.55m x 3.10m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'11 x 10'7 (3.63m x 3.23m)

BEDROOM TWO

9'1 x 7'5 (2.77m x 2.26m)

BEDROOM THREE

8'3 x 7'3 (2.51m x 2.21m)

BATHROOM

6'4 x 5'11 (1.93m x 1.80m)

EXTERNALLY



OUR SERVICES

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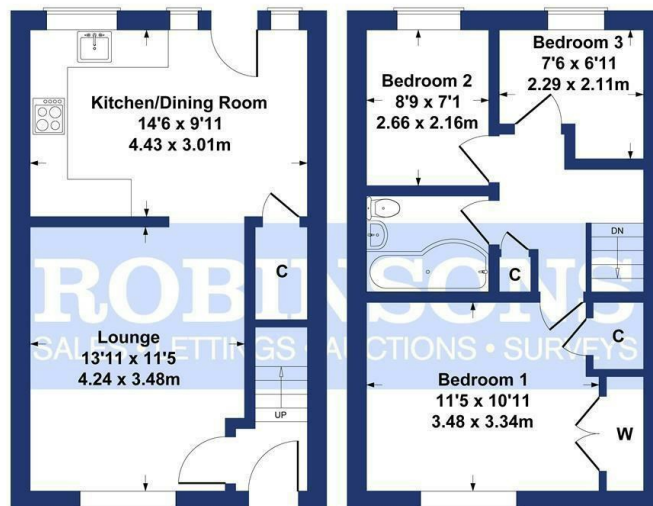
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Gables

Approximate Gross Internal Area
702 sq ft - 65 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. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
50-64 kWh/m²/yr D			
35-49 kWh/m²/yr E			
21-34 kWh/m²/yr F			
1-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-120 g/kWh A			
81-104 g/kWh B			
65-80 g/kWh C			
50-64 g/kWh D			
35-49 g/kWh E			
21-34 g/kWh F			
1-20 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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