



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

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We are delighted to offer to the market with no onward chain, this deceptively spacious three bedroom mid-terraced house pleasantly situated on The Gables, within the highly sought after, family orientated location of Sedgefield. Whilst elements of the property may benefit from some modernisation, this is the perfect purchase for young families/first time buyers or those looking to downsize. Having easy access to all of the local amenities the desirable village of Sedgefield 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 neutrally 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 into a conservatory with access to rear & a kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms & family bathroom with three piece suite. Externally, the property enjoys a good sized, enclosed, South-West facing garden to the rear, whilst the front is open aspect & has an allocated parking bay. An ideal opportunity to acquire this deceptively spacious home within the heart of Sedgefield; we thoroughly recommend full internal inspection in order to fully appreciate the style, layout & potential throughout.

FREEHOLD
EPC Rating: C
Council Tax Band: C

ENTRANCE HALLWAY

LOUNGE
14'2 x 11'7 (4.32m x 3.53m)

DINING AREA
10'2 x 8'3 (3.10m x 2.51m)

CONSERVATORY
9'1 x 7'3 (2.77m x 2.21m)

KITCHEN
10'2 x 6'3 (3.10m x 1.91m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'1 x 10'6 (3.38m x 3.20m)

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

BEDROOM THREE
7'3 x 7'5 (2.21m x 2.26m)

BATHROOM
6'5 x 6'0 (1.96m x 1.83m)

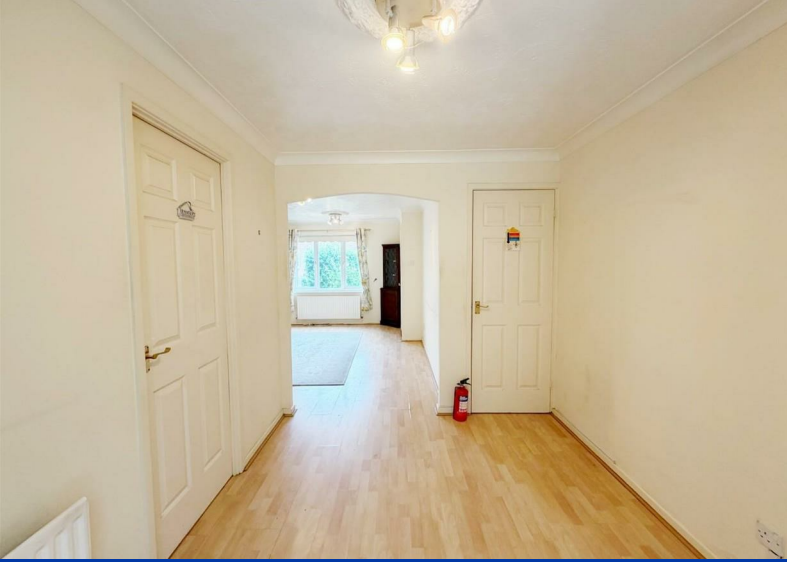
EXTERNALLY

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444
E: info@robinsonswynyrd.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.



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