



**The Gables, Sedgfield, TS21 3EU**  
**2 Bed - House - Terraced**  
**£104,950**

**ROBINSONS**  
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We are thrilled to offer to the market with no onward chain; this well presented two bedroom terraced property situated pleasantly within the highly sought after area of The Gables, Sedgefield. Within walking distance to all of the immediate amenities offered within the village itself; this tastefully decorated home is within excellent commuting distance to all major road links & bus routes leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. An ideal opportunity for the young family or but-to-let investors to acquire this well proportioned home which briefly comprises: Welcoming entrance lobby with stairs to the first floor, lounge with window to the front elevation, kitchen/diner with a range of fitted wall & base units & access to a rear conservatory. The first floor landing provides access to the two bedrooms; the master having fitted wardrobes & bathroom with a modern white three piece suite. Externally, the property enjoys an enclosed garden to the rear whilst the front is open aspect. We highly recommend thorough internal inspection in order to fully appreciate this modern, desirable home available.

MORE IMAGES TO FOLLOW.

FREEHOLD  
Council Tax Band: C  
EPC Rating: C

#### **ENTRANCE LOBBY**

**LOUNGE**  
12'11 x 12'0 (3.94m x 3.66m)

**KITCHEN / DINING AREA**  
11'11 x 8'1 (3.63m x 2.46m)

#### **CONSERVATORY**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
10'0 x 9'11 (3.05m x 3.02m)

**BEDROOM TWO**  
9'3 x 5'6 (2.82m x 1.68m)

**BATHROOM**  
6'2 x 5'9 (1.88m x 1.75m)

#### **EXTERNALLY**





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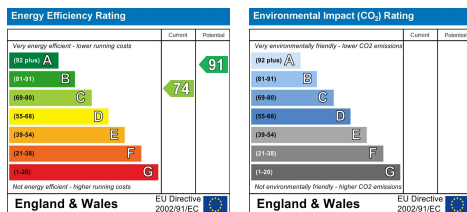
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

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