



The Gables, Sedgfield, TS21 3EU  
2 Bed - House - Mid Terrace  
£99,950

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We are thrilled to offer to the market with no onward chain; this exceptionally well presented two bedroom terraced property situated pleasantly within the highly sought after area of The Gables, Sedgfield. 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 & 2022 re-fitted double glazing & doors. An ideal opportunity for the young family 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 the rear garden. The first floor landing provides access to the two bedrooms; the master having fitted wardrobes & the bathroom with a modern white three piece suite. Externally, the property enjoys an enclosed garden to the rear whilst the front is open aspect & offers gravelled driveway parking. We highly recommend thorough internal inspection in order to fully appreciate this modern, desirable home available.

FREEHOLD

Council Tax Band: C

EPC Rating: C

#### **ENTRANCE LOBBY**

#### **LOUNGE**

12'11" x 12'0" (3.94 x 3.66)

#### **KITCHEN / DINING AREA**

11'11" x 8'1" (3.63 x 2.46)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

10'0" x 9'11" (3.05 x 3.02)

#### **BEDROOM TWO**

9'3" x 5'6" (2.82 x 1.68)

#### **FAMILY BATHROOM**

6'2" x 5'9" (1.88 x 1.75)

#### **EXTERNALLY**



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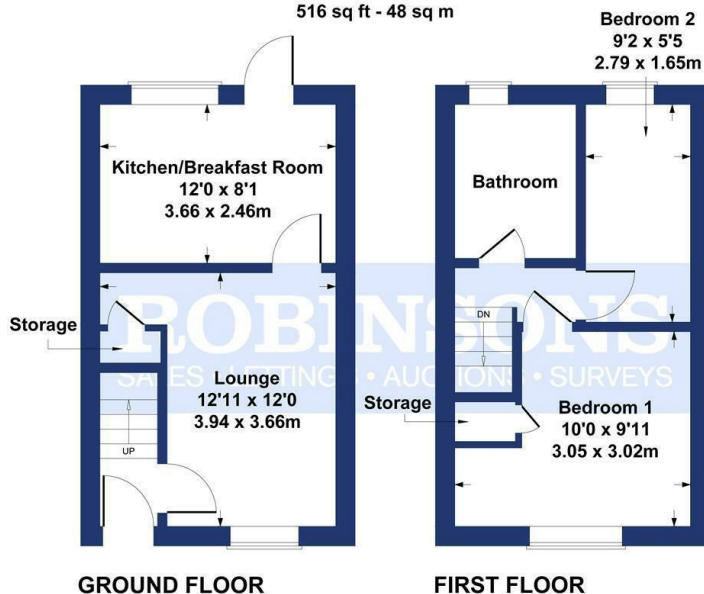
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## The Gables, Sedgefield, TS21 3EU

Approximate Gross Internal Area  
516 sq ft - 48 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		73	90
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	

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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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