

Sunnyside Terrace, Trimdon Grange, TS29
6HF
3 Red - House - Terraced

3 Bed - House - Terraced £45,000

# ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS



#### **PUBLIC NOTICE -**

8 Sunnyside Terrace, Trimdon Grange, Trimdon Station, TS29 6HF - We have received an offer of £ 48,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating E

#### SOLD WITH NO ONWARD CHAIN

Robinsons offer for sale this three-bedroom property situated off a quiet walkway would make an ideal home for a variety of buyers with its substantial lawned garden. The home is upvc double glazed and gas centrally heated. Internally the layout comprises to the ground floor; entrance, family lounge, fitted kitchen diner, rear porch leading to bathroom and toilet facilities. To the first floor are three bedrooms, two having built in storage cupboards. Externally there is a rear walled yard and a lawned garden to the front elevation. On street parking.

#### **EPC RATING E**

Council Tax Band A

Leasehold. 500 year lease from January 1987. Peppercorn rent.

#### **GROUND FLOOR**

**Entrance Lobby** 

#### Lounge

14'7 x11'11 (4.45m x3.63m)

# Kitchen/Dining Room

11'10 x 10'6 (3.61m x 3.20m)

# **Rear Lobby**

Bathroom

wc

FIRST FLOOR

Landing

# **Bedroom 1**

11'4 x 10'7 (3.45m x 3.23m)

# **Bedroom 2**

12'7 x 9'10 (3.84m x 3.00m)

# **Bedroom 3**

8'2 x 8'0 (2.49m x 2.44m)









# **OUR SERVICES**

Mortgage Advice

Conveyancing

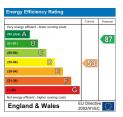
Surveys and EPCs

**Property Auctions** 

Lettings and Management

Strategic Marketing Plan

**Dedicated Property Manager** 





# **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**

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E: info@robinsonsdurham.co.uk

# CHESTER-LE-STREET

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DH3 3BH
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E: info@robinsonscls.co.uk

**SPENNYMOOR** 

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#### **BISHOP AUCKLAND**

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#### **SEDGEFIELD**

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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 efficent 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.





