



Northside Buildings, Trimdon Grange, TS29 6HW
3 Bed - House - Terraced
£65,000

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Northside Buildings Trimdon Grange, TS29 6HW

We are delighted to offer to the market with no onward chain; this deceptively spacious end terraced house with three bedrooms pleasantly situated on Northside Buildings, within the popular, family orientated location of Trimdon Grange. Whilst elements of the residence do require some internal modernisation, this is the perfect purchase for clients seeking a property which they can really 'put their own stamp on'. Enjoying spacious rooms with high ceilings, the property 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 the immediate area 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 home comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge (measuring 14ft approximately) with window to front elevation, an open-plan kitchen/dining area with a range of fitted wall & base units & access to a rear porch. The first floor landing boasts three good sized bedrooms & family bathroom with three piece suite. Externally, the property enjoys an enclosed garden to the front, whilst a smaller enclosed area is positioned to the rear. Only via thorough internal inspection can the space, layout, size & potential of this impressive property be fully appreciated.

FREEHOLD

EPC Rating: C

Council Tax Band: A









ENTRANCE HALLWAY**LOUNGE**

14'2 x 14'0 (4.32m x 4.27m)

KITCHEN / DINING AREA

20'9 x 9'1 (6.32m x 2.77m)

REAR PORCH**FIRST FLOOR LANDING****MASTER BEDROOM**

14'2 x 12'1 (4.32m x 3.68m)

BEDROOM TWO

12'1 x 9'4 (3.68m x 2.84m)

BEDROOM THREE

9'9 x 8'5 (2.97m x 2.57m)

BATHROOM

8'4 x 5'11 (2.54m x 1.80m)

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



FLOOR PLAN COMING SOON

We are preparing the floor plan
and it will be available shortly.



Energy Efficiency Rating		
	Current	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

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

