

Grange Terrace, Trimdon Grange, TS29

6EU

2 Bed - House - Mid Terrace

£99,950

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An absolute credit to its current owners; it is with pleasure that we offer to the market this deceptively spacious terraced house with two double bedrooms pleasantly situated on Grange Terrace, within the popular, family orientated location of Trimdon Grange. This exquisite dwelling boasts an open-plan, 'contemporary look' to the ground floor & offers more than ample living accommodation for the young family/first time buyers or those looking to downsize. This tastefully decorated home boasts many original features such as high ceilings & well proportioned rooms & is the perfect purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the local amenities offered in & around Trimdon itself, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to all major road links leading to Durham City, Sunderland & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. This well proportioned property briefly comprises: Welcoming entrance lobby through to a stunning (36ft approximately) open-plan lounge/kitchen/dining area with a range of fitted wall & base units, bay window to front elevation, stairs to the first floor & access door to rear. The first floor landing boasts two double bedrooms & a lovely family bathroom with modern four piece suite. Externally, the property enjoys an enclosed yard to rear with gates providing parking for two vehicles whilst there is a further enclosed garden area to the front. We encourage thorough internal inspection in order to fully appreciate the style, space, standard, layout & size of this remarkable home for sale.

LEASEHOLD - 590 years remaining

EPC Rating: TBC

Council Tax Band: A

#### **ENTRANCE LOBBY**

#### **OPEN-PLAN LOUNGE/DINER/KITCHEN**

36'8 x 17'8 (11.18m x 5.38m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

13'10 x 12'7 (4.22m x 3.84m)

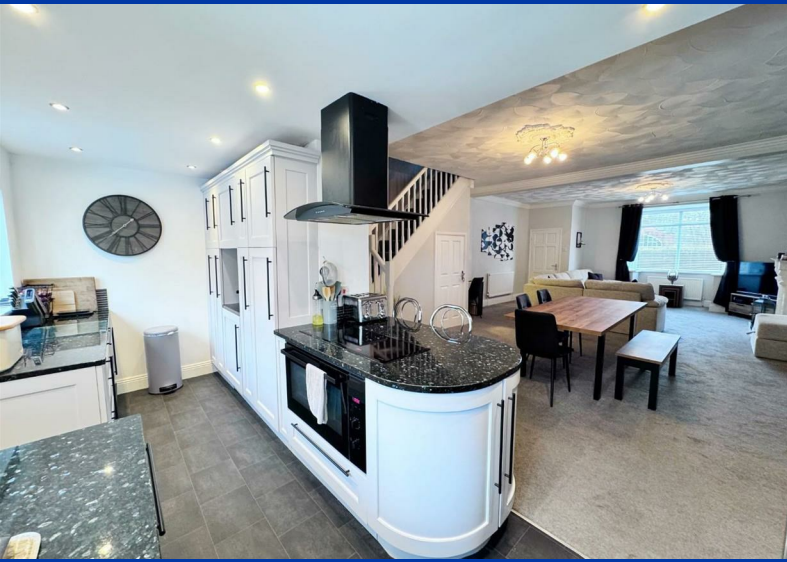
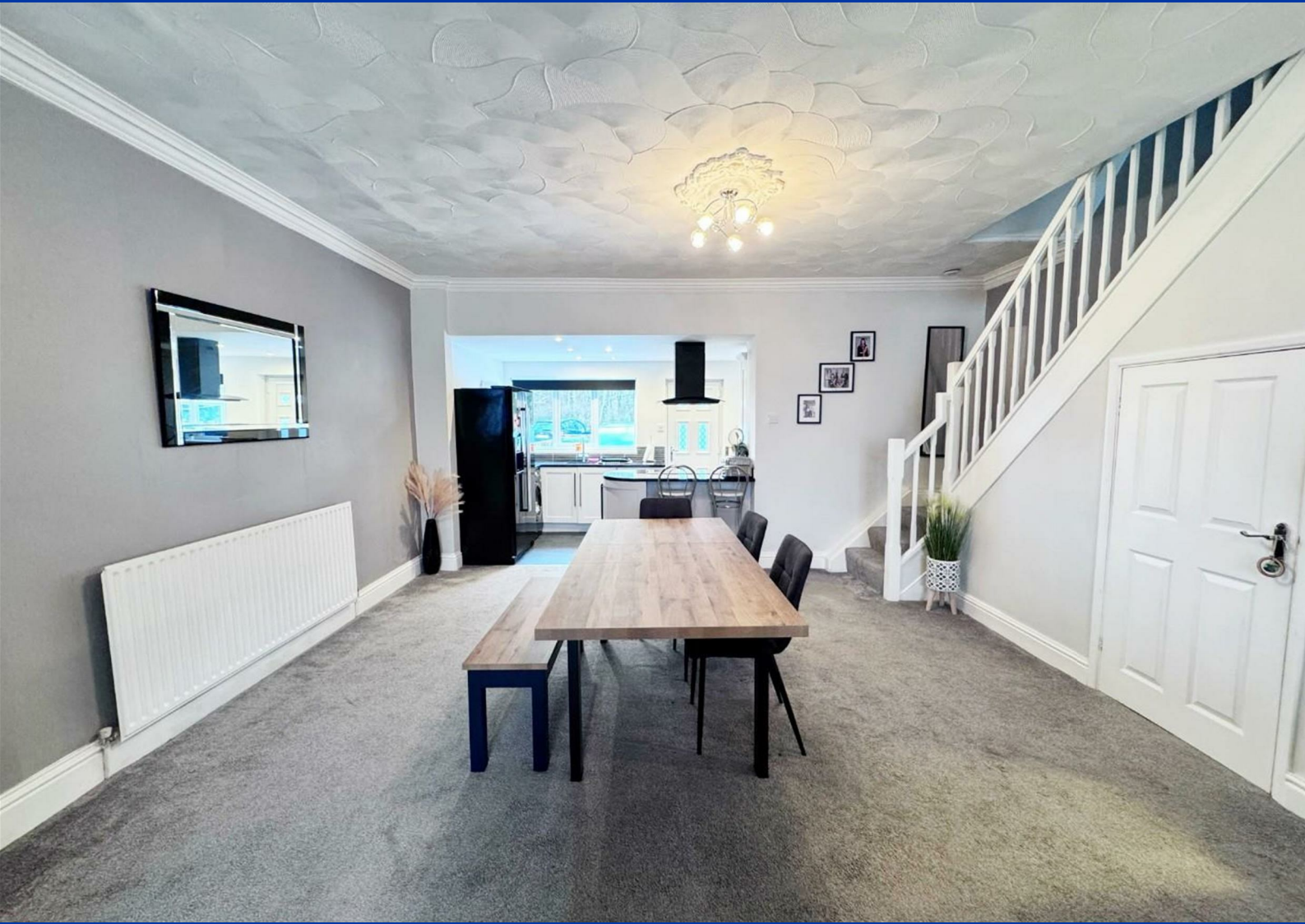
#### **BEDROOM TWO**

13'11 x 8'0 (4.24m x 2.44m)

#### **BATHROOM**

10'3 x 7'7 (3.12m x 2.31m)

#### **EXTERNALLY**



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Strategic Marketing Plan

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## Grange Terrace, Trimdon Grange, TS29 6EU

Approximate Gross Internal Area  
1015 sq ft - 94 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
59-74	E		
45-59	F		
1-44	G		
Not energy efficient - higher running costs			
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		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
45-39	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

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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@wynyardfineandcountry.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  
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