



Down Terrace, Trimdon Grange, TS29 6HH
3 Bed - House - Terraced
£75,000

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An absolute credit to its current owners; it is with pleasure that we offer to the market this exceptionally well presented terraced house with three bedrooms on Down Terrace, within the heart of Trimdon Grange. This deceptively spacious property has been a loving family home for many years & is the perfect purchase for first time buyers/young families or potentially those looking to downsize. Having easy access to all of the immediate amenities offered within the area & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this well proportioned home also benefits from gas central heating via a combi boiler & double glazing. In brief this lovely property comprises: Welcoming entrance lobby with stairs to the first floor, a superb sized, open-plan lounge/dining area (measuring 26ft approximately) with windows to both front & rear elevations & kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms & family bathroom with modern four piece suite. Externally, the property enjoys an enclosed, well maintained garden to the front which is largely laid to lawn whilst to the rear, there is an enclosed yard area. We strongly recommend thorough internal inspection in order to fully appreciate the style, space, layout & size of this impressive residence for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

OPEN PLAN LOUNGE/DINING ROOM

26'7 x 15'11 (8.10m x 4.85m)

KITCHEN

17'0 x 7'7 (5.18m x 2.31m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'2 x 9'9 (3.71m x 2.97m)

BEDROOM TWO

11'11 x 9'7 (3.63m x 2.92m)

BEDROOM THREE

8'9 x 6'0 (2.67m x 1.83m)

FAMILY BATHROOM

7'7 x 6'9 (2.31m x 2.06m)

EXTERNALLY

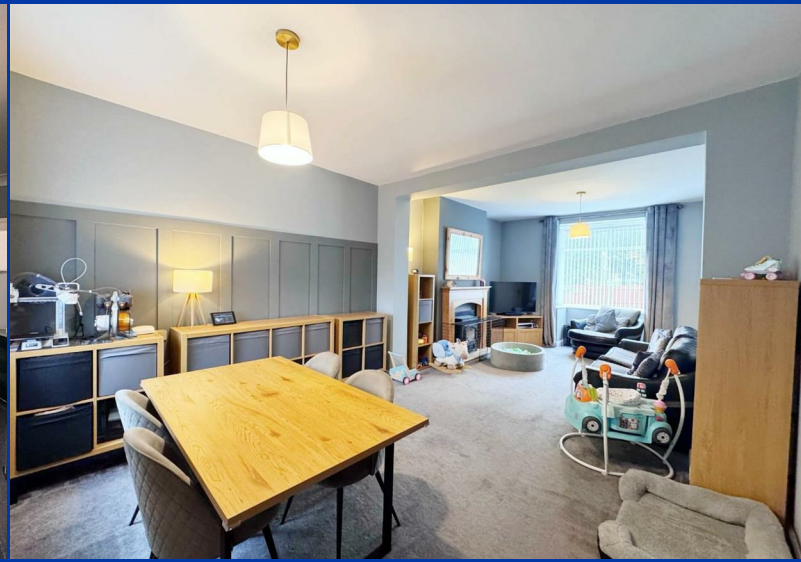
DISCLAIMER

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.



OUR SERVICES

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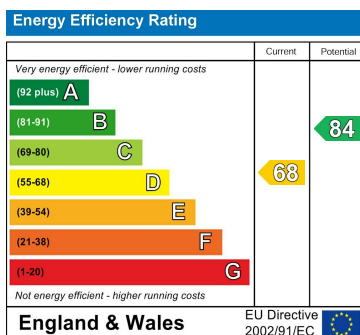
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager



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