



**Purvis Terrace, TS29 6AU**  
**3 Bed - House - Semi-Detached**  
**£124,950**

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Boasting a superb sized, South-West facing garden to the rear; it is with pleasure that we offer to the market this exceptionally well presented three bedroom semi detached house positioned pleasantly on Purvis Terrace, within the popular, family orientated location of Trimdon Station. This deceptively spacious family home boasts excellent sized rooms, has the added benefit of a 2025 re-fitted bathroom, newly fitted internal doors, brand new carpets, curtains & blinds & is the perfect purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the local amenities offered in & around the area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge (measuring 14ft x 12ft approximately) with patio doors to the rear garden, lovely kitchen/dining area with a range of fitted wall & base units & the 2025 re-fitted ground floor bathroom with modern suite. The first floor landing boasts three bedrooms. Externally, the property enjoys the excellent sized garden which is largely laid to lawn with paved patio area whilst to the front, there is an additional garden area accompanied alongside a driveway providing ample vehicle parking. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, space & layout of this impressive property for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

**LOUNGE**  
14'11 x 12'0 (4.55m x 3.66m)

**KITCHEN / DINING AREA**  
12'9 x 12'0 (3.89m x 3.66m)

**FAMILY BATHROOM**  
8'11 x 5'7 (2.72m x 1.70m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
14'8 x 12'9 (4.47m x 3.89m)

**BEDROOM TWO**  
13'4 x 12'7 (4.06m x 3.84m)

**BEDROOM THREE**  
9'3 x 7'4 (2.82m x 2.24m)

#### **EXTERNALLY**







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## Purvis Terrace, Trimdon Station, TS29 6AU



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(45-54)	E		
(35-44)	F		
(21-34)	G		
Not energy efficient - higher running costs			
England & Wales		72	85

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(45-54)	E		
(35-44)	F		
(21-34)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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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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