



Down Terrace, Trimdon Grange, TS29 6HH
2 Bed - House - Mid Terrace
£64,950

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It is with pleasure that we offer to the market with no onward chain this deceptively spacious terraced house with two double bedrooms, pleasantly situated on Down Terrace, within the popular, residential location of Trimdon Grange. This impressive residence is the ideal purchase for the young family/first time buyer or buy-to-let investors. Having easy access to all of the local amenities offered in & around the immediate area itself, the property is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Entrance into a spacious lounge with feature fireplace & window to front elevation, kitchen/dining area (measuring 11ft approximately) with a range of fitted wall & base units & access to rear & a ground floor bathroom with three piece suite. The first floor landing boasts two double bedrooms. Externally, the home enjoys a good sized, enclosed garden to the front whilst an enclosed yard is situated to the rear. We highly recommend thorough internal inspection in order to fully appreciate the style, layout & space of this lovely home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE INTO:

LOUNGE
14'9" x 14'5" (4.5 x 4.4)

KITCHEN / DINING AREA
11'1" x 7'6" (3.4 x 2.3)

BATHROOM
8'2" x 6'6" (2.5 x 2.0)

FIRST FLOOR LANDING

MASTER BEDROOM
11'9" x 11'1" (3.6 x 3.4)

BEDROOM TWO
11'5" x 10'2" (3.5 x 3.1)

EXTERNALLY



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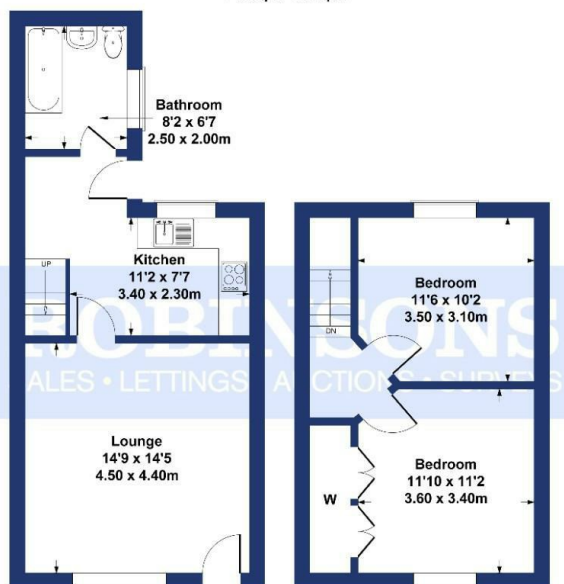
Strategic Marketing Plan

Dedicated Property Manager

Down Terrace, Trimdon Grange, TS29 6HH

Approximate Gross Internal Area

743 sq ft - 69 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. 2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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