



Good Avenue, Trimdon Grange, TS29 6EF
3 Bed - House - Semi-Detached
Offers Around £100,000

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Pleasantly positioned within the heart of Trimdon Grange, we are delighted to offer to the market this deceptively spacious semi detached house with three bedrooms & garden room on Good Avenue. This impressive residence has been a loving family home for many years, offers off road parking & is the perfect purchase for a range of purchasers. Having easy access to all of the local amenities offered in & around the immediate area & 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. In brief, the property itself comprises: Entrance door into a useful utility room with access to a ground floor cloaks/wc, an open-plan kitchen/dining area with a range of fitted wall & base units, spacious lounge with window to front elevation, lobby with stairs to the first floor & a lovely sized garden room (measuring 14ft approximately) overlooking the front/side gardens. The first floor landing boasts three bedrooms & a spacious shower room. Externally, the property enjoys well maintained gardens to front, side & rear with a gated driveway also positioned to the front. We thoroughly encourage full internal inspection in order to fully appreciate the style, size & layout of this well proportioned property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE INTO:

CONSERVATORY
14'2 x 14'2 (4.32m x 4.32m)

ENTRANCE LOBBY

LOUNGE
14'7 x 13'7 (4.45m x 4.14m)

KITCHEN / DINING AREA
18'0 x 9'4 (5.49m x 2.84m)

UTILITY ROOM
8'2 x 7'10 (2.49m x 2.39m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
13'4 x 9'5 (4.06m x 2.87m)

BEDROOM TWO
11'10 x 8'0 (3.61m x 2.44m)

BEDROOM THREE
7'11 x 7'11 (2.41m x 2.41m)

FAMILY BATHROOM
8'3 x 6'6 (2.51m x 1.98m)

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager



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		
EU Directive 2002/91/EC		
England & Wales		

DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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WYNYARD

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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.

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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