



Sunnyside Terrace, Trimdon Grange, TS29

6HF

2 Bed - House - Semi-Detached

Reduced £87,500

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Positioned pleasantly on a superb corner plot, we are delighted to offer to the market with no onward chain; this deceptively spacious semi detached house with two double bedrooms on Sunnyside Terrace, within the popular family orientated location of Trimdon Grange. This impressive property has undergone recent work which includes a 2025 re-fitted family bathroom, new internal doors to the ground floor & full re-decoration. Having easy access to all of the local amenities offered in & around the immediate area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property benefits further from gas central heating & double glazing throughout. In brief, this well proportioned home comprises: Welcoming entrance lobby with stairs to the first floor, an impressive, open-plan lounge/diner/kitchen with a range of fitted wall & base units, French doors to rear & windows to both front & rear elevations. The first floor landing boasts two double bedrooms & a the 2025 re-fitted bathroom with three piece suite. Externally, the property occupies an outstanding sized corner plot with gardens front & rear whilst there is additional land to the side which provides more than ample vehicle parking. There is more than ample space should a new purchaser which to extend the dwelling itself. We thoroughly recommend full internal inspection in order to appreciate the style, size, layout & space of this impressive property for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
14'6 x 12'1 (4.42m x 3.68m)

KITCHEN/DINING AREA
18'4 x 7'4 (5.59m x 2.24m)

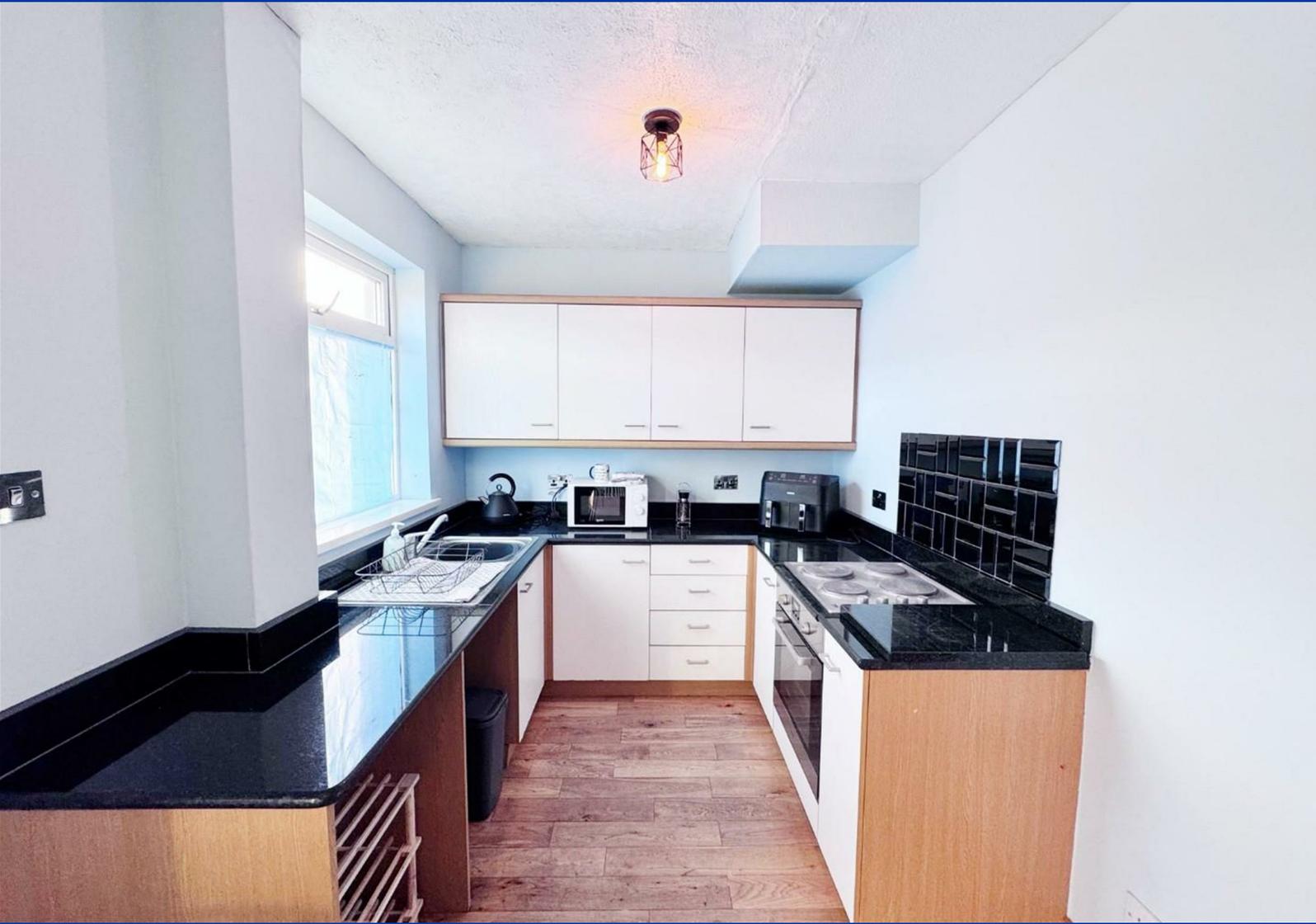
FIRST FLOOR LANDING

MASTER BEDROOM
12'0 x 11'0 (3.66m x 3.35m)

BEDROOM TWO
9'11 x 8'4 (3.02m x 2.54m)

2025 RE-FITTED BATHROOM
6'2 x 5'1 (1.88m x 1.55m)

EXTERNALLY



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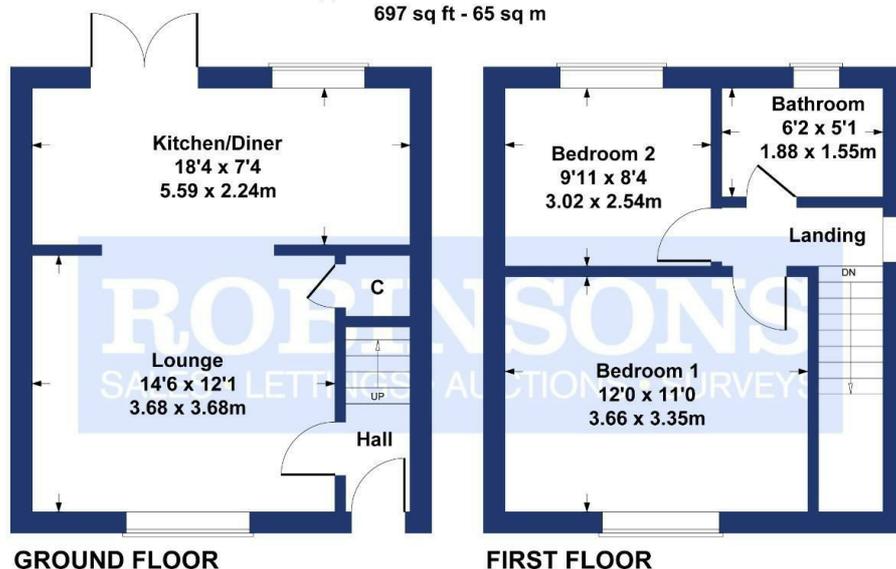
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Sunnyside Terrace, Trimdon Grange, TS29 6HF

Approximate Gross Internal Area
697 sq ft - 65 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	
(92 plus) A	82
(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	

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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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