



**Rothbury Close, Trimdon Grange, TS29
6PD
3 Bed - House - Semi-Detached
£155,000**

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

An absolute credit to its current owners; we are delighted to present to the market this stunning semi detached house with three bedrooms situated pleasantly positioned on a larger than average plot within the highly sought after location of Rothbury Close, Trimdon Grange. This tastefully decorated residence boasts a re-fitted kitchen/dining area & re-fitted family bathroom, beautiful conservatory to side (measuring 14ft approximately) & a tremendous sized, detached garage. Having easy access to all of the local amenities offered in & around the immediate area, the property is a short drive into the neighbouring village of Sedgfield & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside. Benefitting further from gas central heating via a combi boiler & double glazing; this is the perfect purchase for clients seeking that 'move-in ready' home which briefly comprises: entrance into an open plan kitchen/dining area with a range of comprehensive fitted wall & base units & stairs to the first floor, a spacious lounge with French doors to the rear garden & the lovely conservatory which has French doors to both two aspects. The first floor landing boasts three bedrooms (two of which are double) & a modern family bathroom with white three piece suite. Externally, this tastefully decorated home enjoys a good sized, enclosed garden to the rear which also bears round to the side with paved patio & decking areas & access to the garage which measures 17ft x 12ft approximately. The front boasts a spacious driveway which allows parking for several vehicles. We highly encourage thorough internal inspection in order to fully appreciate the style, layout, quality & standard of this beautiful home for sale.

EPC Rating: D
Council Tax Band: B

ENTRANCE INTO:

2020 RE-FITTED KITCHEN/DINING AREA

15'0 x 14'8 (4.57m x 4.47m)

CONSERVATORY

14'6 x 8'9 (4.42m x 2.67m)

LOUNGE

14'11 x 10'10 (4.55m x 3.30m)

FIRST FLOOR LANDING

MASTER BEDROOM

10'9 x 9'10 (3.28m x 3.00m)

BEDROOM TWO

11'1 x 8'5 (3.38m x 2.57m)

BEDROOM THREE

8'0 x 6'3 (2.44m x 1.91m)

2021 RE-FITTED FAMILY BATHROOM

8'1 x 5'0 (2.46m x 1.52m)

EXTERNALLY

DETACHED GARAGE

17'2 x 12'2 (5.23m x 3.71m)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Super-fast 42Mbps*

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1846.34

p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



OUR SERVICES

Mortgage Advice

Conveyancing

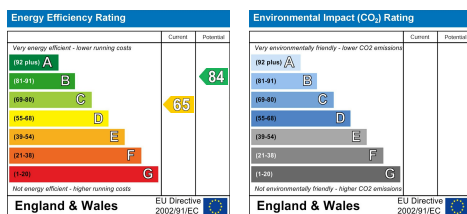
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk