

**Rothbury Close, Trimdon Grange, TS29**  
**6PD**  
**3 Bed - House - Semi-Detached**  
**£124,950**

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Enjoying a lovely sized, enclosed garden to the rear; it is with pleasure that we offer to the market with no onward chain, this exceptionally well presented three bedroom semi detached house on Rothbury Close, within the popular, family orientated location of Trimdon Grange. This deceptively spacious property offers ample living accommodation for the young family/first time buyers or those looking to downsize. 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 & benefits further from gas central heating & double glazing throughout. In brief, this well proportioned home comprises: Welcoming entrance porch through to an impressive kitchen/dining area (measuring 15ft x 14ft approximately) with a range of fitted wall & base units & stairs to the first floor & a lovely lounge with patio doors to the rear garden. The first floor landing boasts three bedrooms & a family bathroom with three piece suite. Externally, the impressive rear garden is largely laid to lawn & bears around to the side elevation, whilst the front is open aspect, with block paved driveway leading to a single garage (measuring 16ft approximately) with roller shutter door & an additional brick store/shed area. to side. Only via thorough internal inspection can the style, layout, space & quality of this impressive family home be fully appreciated.

**SINGLE GARAGE**

16'11 x 8'0 (5.16m x 2.44m)

FREEHOLD

EPC Rating: D

Council Tax Band: B

**ENTRANCE PORCH****DINING ROOM**

14'7 x 9'7 (4.45m x 2.92m)

**KITCHEN**

14'7 x 4'8 (4.45m x 1.42m)

**LOUNGE**

15'0 x 10'9 (4.57m x 3.28m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

11'0 x 10'0 (3.35m x 3.05m)

**BEDROOM TWO**

10'7 x 8'7 (3.23m x 2.62m)

**BEDROOM THREE**

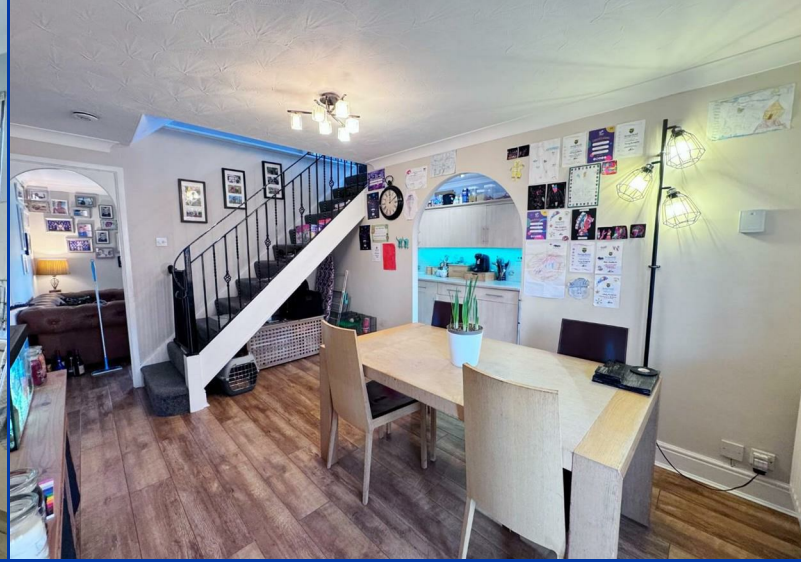
7'3 x 6'3 (2.21m x 1.91m)

**FAMILY BATHROOM**

8'0 x 4'10 (2.44m x 1.47m)

**EXTERNALLY**







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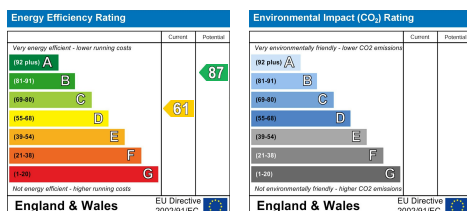
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