

**Briar Grove, Trimdon Village, TS29 6QA**  
**3 Bed - House - Semi-Detached**  
**£87,495**

**ROBINSONS**  
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Positioned within the heart of Trimdon Village, we are delighted to offer to the market with no onward chain; this deceptively spacious three bedroom semi detached house on Briar Grove. This well proportioned property has been well maintained throughout & is the perfect purchase for young families/first time buyers. Having easy access to all of the local amenities offered in & around Trimdon itself, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating & double glazing throughout. In brief, this neutrally decorated home comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, lounge with window to front elevation, an 18ft (approximately) kitchen/dining area with further access to a useful outhouse/utility area. The first floor landing boasts three bedrooms & a family bathroom with modern three piece suite. Externally, the property enjoys a good sized, enclosed garden to the rear which is largely laid to lawn, whilst a driveway is positioned to the front. In addition, there is also the chance to purchase further land in the street which is adjacent to the rear garden itself (this is via separate negotiation with ourselves). We thoroughly recommend full 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 PORCH**

#### **ENTRANCE HALLWAY**

**LOUNGE**  
12'0 x 11'11 (3.66m x 3.63m)

**KITCHEN / DINING AREA**  
18'0 x 10'5 (5.49m x 3.18m)

#### **OUTHOUSE/UTILITY AREA**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'1 x 11'5 (3.68m x 3.48m)

**BEDROOM TWO**  
11'7 x 10'5 (3.53m x 3.18m)

**BEDROOM THREE**  
9'7 x 7'4 (2.92m x 2.24m)

**BATHROOM**  
7'5 x 6'2 (2.26m x 1.88m)

#### **EXTERNALLY**

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Ultra-fast 9000Mbps\*  
Mobile Signal/Coverage: Good to Average  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx.  
£1582.57  
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.





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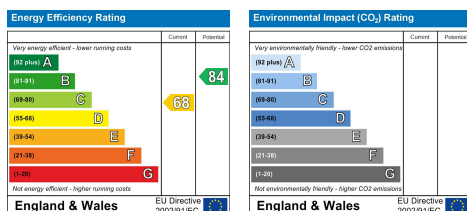
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