



Sunnyside Terrace, Trimdon Grange, TS29
6HF
3 Bed - House - Semi-Detached
£125,000

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Presented to an exceptional standard throughout, we are delighted to offer to the market with no onward chain; this extended semi detached house with three bedrooms on Sunnyside Terrace, within the popular, family orientated location of Trimdon Grange. Occupying a superb plot, this is the perfect opportunity for young families/first time buyers seeking that 'move-in ready' residence. Having easy access to all of the immediate amenities offered in & around Trimdon itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. In brief, this well proportioned home comprises: Entrance door into a stunning, open-plan kitchen/dining area (measuring 19ft x 18ft approximately) with a range of fitted wall & base units & an equally as spacious lounge with French doors opening onto the excellent sized rear garden. The first floor landing boasts three bedrooms (two of which are larger than average doubles) & a modern family bathroom with four piece suite. Externally, this tastefully decorated home enjoys a larger than average enclosed rear garden which is largely laid to lawn with useful outhouse areas. Additionally, to the front there is driveway parking for several vehicles. This is a stunning home & we thoroughly encourage internal inspection in order to fully appreciate its style, standard, layout & quality throughout.

FREEHOLD
EPC Rating: C
Council Tax Band: A

ENTRANCE INTO:

KITCHEN/DINING AREA
19'10 x 18'4 (6.05m x 5.59m)

LOUNGE
19'9 x 12'11 (6.02m x 3.94m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'9 x 12'9 (4.50m x 3.89m)

BEDROOM TWO
18'4 x 10'9 (5.59m x 3.28m)

BEDROOM THREE
8'5 x 8'1 (2.57m x 2.46m)

FAMILY BATHROOM
9'11 x 5'2 (3.02m x 1.57m)

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

Sunnyside Terrace, Trimdon Grange, TS29 6HF

Approximate Gross Internal Area
1187 sq ft - 110 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. 2026

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		
England & Wales	71	81
EU Directive 2002/91/EC		

DURHAM

1-3 Old Elvet

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WYNYARD

The Wynd

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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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