



Front Street South, Trimdon Village, TS29

6LY

3 Bed - House - End Terrace

£164,950

ROBINSONS
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An absolute credit to its current owner, it is with pleasure that we offer to the market with no onward chain; this exceptionally well presented end terraced house with three bedrooms pleasantly positioned overlooking the village green on Front Street South, within the highly sought after, family orientated location of Trimdon Village. This deceptively spacious residence has been lovingly maintained & is the perfect purchase for clients seeking that 'move-in ready' home. Having easy access to all of the immediate amenities offered in & around Trimdon itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. Flooded with natural light, this tastefully decorated property briefly comprises: Entrance lobby into a spacious lounge with stairs to first floor & window to front elevation & a stunning open-plan kitchen/dining area with a range of fitted wall & base units. The first floor landing boasts three bedrooms (two of which are double) & an attractive shower room. Externally, the property enjoys an enclosed courtyard-style garden to the rear with a detached garage (measuring 19ft x 11ft approximately) with additional driveway parking lies beyond the fenced area. The front is open aspect. This is a beautiful residence & we highly recommended thorough internal inspection in order to fully appreciate its style, space, layout & presentation.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
20'5 x 15'8 (6.22m x 4.78m)

KITCHEN / DINING AREA
15'5 x 15'3 (4.70m x 4.65m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'0 x 10'5 (3.66m x 3.18m)

BEDROOM TWO
14'1 x 9'7 (4.29m x 2.92m)

BEDROOM THREE
11'0 x 6'2 (3.35m x 1.88m)

SHOWER ROOM
8'5 x 5'8 (2.57m x 1.73m)

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager



FLOOR PLAN COMING SOON

We are preparing the floor plan
and it will be available shortly.



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		
EU Directive 2002/91/EC		
England & Wales		

DURHAM

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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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