

Northside Buildings, Trimdon Grange, TS29

6HW

3 Bed - House - Terraced

£99,950

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Presented to an excellent standard throughout; we are delighted to offer to the market this deceptively spacious mid-link house with three bedrooms, pleasantly positioned on Northside Buildings, within the highly sought after, family orientated location of Trimdon Grange. This well proportioned residence has been a loving family home for many years & is the perfect purchase for young families/first time buyers seeking both internal & external space. 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. In brief, this tastefully decorated property comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, spacious lounge with feature fireplace & window to front elevation, an impressive, open-plan kitchen/dining area (measuring 20ft approximately) with a range of fitted wall ^ base units, separate utility with access door to rear & a useful ground floor cloaks/wc. The first floor landing boasts three good sized bedrooms & family bathroom with modern three piece suite. Externally, this lovely home enjoys an enclosed yard to rear with paved patio & an enclosed garden is situated to the front with lawned area & feature resin. This is a stunning, exceptionally well maintained home & we thoroughly recommend full internal inspection in order to fully appreciate its style, space, quality & layout.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE
14'1 x 14'0 (4.29m x 4.27m)

OPEN-PLAN KITCHEN/DINING AREA
20'7 x 8'10 (6.27m x 2.69m)

UTILITY ROOM
9'7 x 5'8 (2.92m x 1.73m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
14'1 x 11'9 (4.29m x 3.58m)

BEDROOM TWO
11'9 x 9'2 (3.58m x 2.79m)

BEDROOM THREE
9'11 x 8'6 (3.02m x 2.59m)

FAMILY BATHROOM
8'3 x 5'9 (2.51m x 1.75m)

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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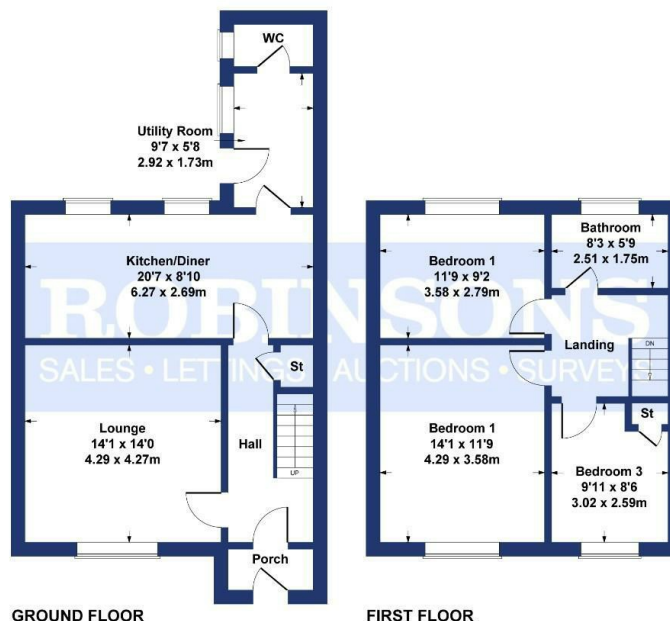
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Northside Buildings, Trimdon Grange, TS29 6HW

Approximate Gross Internal Area
1062 sq ft - 99 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
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
EU Directive 2002/91/EC	
England & Wales	

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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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