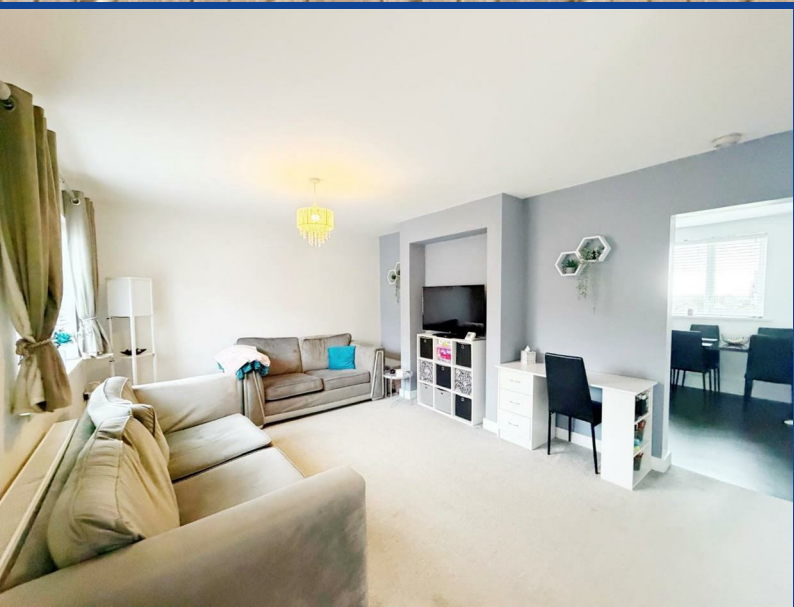




Myrtle Grove, Trimdon, TS29 6PZ
3 Bed - House - Semi-Detached
£129,950

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Boasting a spectacular, South-facing rear garden; we are delighted to present to the market with no onward chain this exceptionally well presented, three bedroom semi detached house, pleasantly positioned on Myrtle Grove, within the highly sought-after, family friendly location of Trimdon Village. This immaculate residence offers the perfect blend of style, comfort & practicality, making it an ideal purchase for first time buyers, young families or those seeking a beautifully maintained home with generous outdoor space. Enjoying easy access to the local amenities offered in & around Trimdon itself, alongside excellent commuting links to Durham City, Darlington & Teesside, the property further benefits from gas central heating via a combi boiler & double glazing throughout.

In brief, this deceptively spacious home comprises: A welcoming lounge measuring approximately 18ft x 11ft with window to front elevation, a lovely open-plan kitchen/dining area featuring a range of fitted wall & base units, together with access to a useful utility room/outhouse. The first floor landing leads to three well proportioned bedrooms, two of which are doubles, & an impressive family bathroom complete with a modern three piece suite. Externally, the property truly excels! To the rear lies a spectacular sized, enclosed South-facing garden, predominantly laid to lawn, offering an outstanding space for families, outdoor entertaining & enjoying the sunshine. To the front, a driveway provides off-road parking for two vehicles. We thoroughly recommend full internal inspection to fully appreciate the presentation, generous proportions & superb outdoor space offered by this desirable home.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE INTO:

LOUNGE

18'2 x 11'11 (5.54m x 3.63m)

OPEN-PLAN KITCHEN/DINING AREA

18'2 x 10'3 (5.54m x 3.12m)

OUTHOUSE/UTILITY AREA

16'5 x 5'10 (5.00m x 1.78m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'1 x 11'3 (3.68m x 3.43m)

BEDROOM TWO

11'8 x 10'5 (3.56m x 3.18m)

BEDROOM THREE

8'5 x 7'5 (2.57m x 2.26m)

FAMILY BATHROOM

7'4 x 6'1 (2.24m x 1.85m)

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 £60 (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



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		

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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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