



Hart View, Trimdon Village, TS29 6LA
3 Bed - House - Semi-Detached
£99,950

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Presented to an exceptionally high standard; it is with pleasure that we offer to the market with no onward chain, this impressive three bedroom semi detached house on Hart View, within the popular, family orientated location of Trimdon Village. This tastefully decorated residence has been a loving family home for many years & is the perfect purchase for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around the immediate area itself & within a short drive to the neighbouring village of Sedgefield, the property is within excellent commuting distance to Durham City, Darlington & Teeside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned home comprises: Welcoming entrance hallway with stairs to the first floor, an impressive lounge/dining area spanning the depth of the property with French doors to the rear garden, kitchen with a range of fitted wall & base units & further access to a useful outhouse area. The first floor landing boasts three bedrooms & a lovely family bathroom with modern three piece suite. Externally, the front is open aspect whilst to the rear, there is an excellent sized, enclosed rear garden which is largely laid to lawn with additional driveway area offering off road parking. We strongly encourage thorough internal inspection in order to fully appreciate the style, layout, standard & space of this immaculate home for sale.

EPC Rating: TBC

Council Tax Band: A



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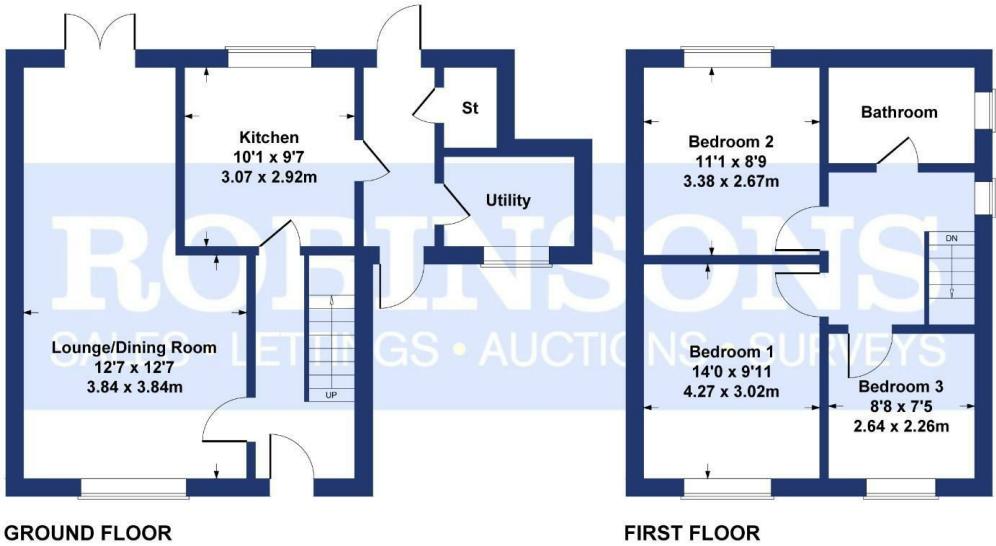
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hart View, Trimdon Village, TS29 6LA

Approximate Gross Internal Area
968 sq ft - 90 sq m



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (98 plus)	A	
(98-91)	B	
(90-80)	C	
(79-54)	D	
(53-34)	E	
(21-09)	F	
(7-09)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.

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