



Sunnyside Terrace, Trimdon Grange, TS29

6HF

3 Bed - House - Terraced

£69,950

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Positioned pleasantly within the heart of Trimdon Grange, we are thrilled to offer to the market with no onward chain; this deceptively spacious terraced house with three bedrooms & additional loft space on Sunnyside Terrace. Whilst elements of the property do require some internal modernisation; this is the perfect purchase for clients seeking a property which they can 'put their own stamp on'. Having easy access to all of the immediate amenities offered in 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 & double glazing. In brief, this well proportioned property comprises: Welcoming entrance lobby with stairs to the first floor, a lovely open-plan lounge/dining area (measuring 22ft approximately) with further access through to a spacious conservatory overlooking the front garden, breakfasting kitchen (measuring 22ft approximately) with a range of fitted wall & base units & further access into a utility area & useful ground floor cloaks/wc. The first floor landing boasts three bedrooms & a re-fitted shower room. The second bedroom proves stairs the the loft space (which measures 16ft approximately). Externally, the property enjoys a superb sized, enclosed garden to the front which is largely laid to lawn, whilst an enclosed yard is situated to the rear. We highly recommend full internal inspection in order to fully appreciate the style, standard, space & layout of this impressive property for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE / DINING AREA
22'2 x 15'0 (6.76m x 4.57m)

CONSERVATORY
11'6 x 10'8 (3.51m x 3.25m)

BREAKFASTING KITCHEN
22'3 x 6'2 (6.78m x 1.88m)

UTILITY
5'0 x 4'8 (1.52m x 1.42m)

CLOAKS/WC

FIRST FLOOR LANDING

MASTER BEDROOM
12'6 x 10'7 (3.81m x 3.23m)

BEDROOM TWO
11'11 x 9'11 (3.63m x 3.02m)

BEDROOM THREE
9'8 x 7'9 (2.95m x 2.36m)

SHOWER ROOM
7'8 x 5'0 (2.34m x 1.52m)

LOFT SPACE
16'2 x 10'2 (4.93m x 3.10m)

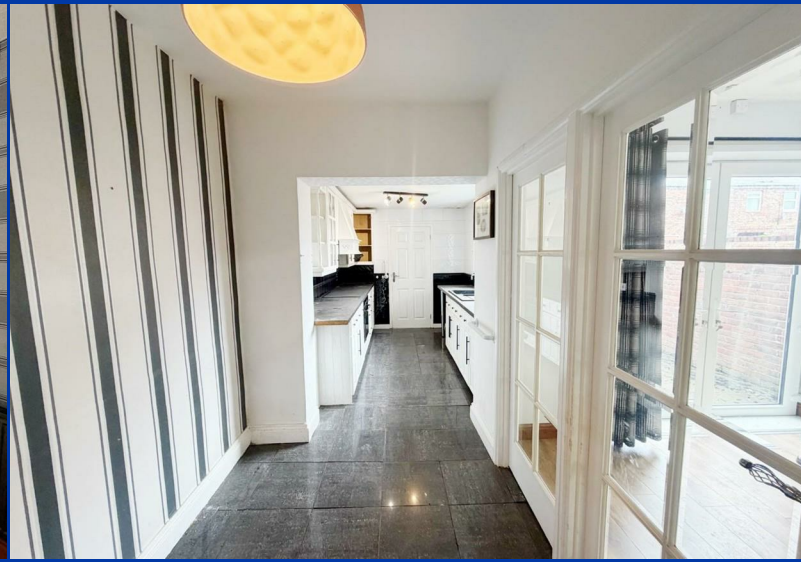
EXTERNALLY

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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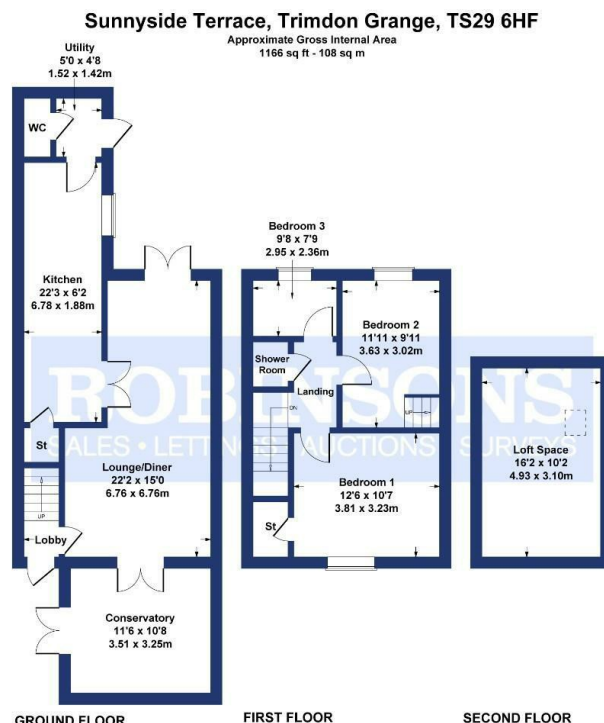
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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.
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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		
	61	73
England & Wales	EU Directive 2002/91/EC	

DURHAM

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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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