



Boyne View, Trimdon, TS29 6JZ
3 Bed - House - End Terrace
£86,950

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Nestled within the heart of Trimdon Village, it is with pleasure that we offer to the market with no onward chain, this extremely well maintained end-link house with three bedrooms on Boyne View. An ideal opportunity for first time buyers/young families looking to acquire this well proportioned residence within this popular, family orientated location which benefits further from gas central heating via & double glazing throughout. Having easy access to all of the immediate amenities offered within the village itself, the property is within a short drive into the neighbouring village of Sedgfield & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. In brief, the property itself comprises: Entrance lobby through to a welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge with window to front elevation, kitchen/dining area with a range of modern wall & base units & a lean-to conservatory leading to the rear garden. The first floor landing boasts three good sized bedrooms & a re-fitted shower room. Externally, the property enjoys an open aspect to front overlooking the green; whilst to the rear, there is an, enclosed, low maintenance garden. We thoroughly recommend full internal inspection in order to fully appreciate the style, layout & potential of this lovely home for sale.

FREEHOLD
EPC Rating: C
Council Tax Band: A

ENTRANCE LOBBY

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

13'4 x 11'8 (4.06m x 3.56m)

KITCHEN / DINING AREA

12'10 x 12'6 (3.91m x 3.81m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'3 x 12'6 (4.04m x 3.81m)

BEDROOM TWO

12'6 x 11'9 (3.81m x 3.58m)

BEDROOM THREE

8'10 x 8'7 (2.69m x 2.62m)

SHOWER ROOM

8'7 x 5'5 (2.62m x 1.65m)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DURHAM

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The Wynd

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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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