



**Lillie Terrace, Trimdon Grange, TS29 6ES**  
**3 Bed - House - End Terrace**  
**£94,950**

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it is with pleasure that we offer to the market this deceptively spacious end-terraced house with three double bedrooms, three reception rooms & DOUBLE GARAGE pleasantly situated on Lillie Terrace, within the popular, family orientated location of Trimdon Grange. This well proportioned residence has been a loving home for many years & offers more than ample space for the growing family/first time buyer. In addition to the already sensational sided dwelling, the property benefits from a 16ft x 12ft (approximately) workshop/gym plus the double garage. Having easy access to all of the immediate amenities offered in & around the area itself, the property is 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 & benefits further from gas central heating & double glazing. In brief, this well presented home comprises: Welcoming entrance lobby, lovely lounge with bay window to front elevation, separate dining room with access to a 20ft (approximately) kitchen with a range of fitted wall & base units & a separate sitting room with window to rear elevation. The first floor landing boasts three double bedrooms & a spacious family bathroom with four piece suite. Externally, the property enjoys an enclosed yard area which leads to the useful workshop/gym; whilst beyond this area lies a parking space/gravelled garden which in turn, gives access to a 21ft x 17ft (approximately) double garage. Very rare do properties of this price hit the market with such unique features & we therefore highly encourage thorough internal inspection in order to fully appreciate the style, space, layout & size of this lovely property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### ENTRANCE HALLWAY

#### LOUNGE

14'3 x 12'8 (4.34m x 3.86m)

#### DINING ROOM

15'8 x 14'1 (4.78m x 4.29m)

#### SITTING ROOM

13'3 x 12'10 (4.04m x 3.91m)

#### KITCHEN

20'1 x 6'5 (6.12m x 1.96m)

#### REAR LOBBY

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

14'1 x 12'5 (4.29m x 3.78m)

#### BEDROOM TWO

13'7 x 11'5 (4.14m x 3.48m)

#### BEDROOM THREE

12'6 x 9'11 (3.81m x 3.02m)

#### BATHROOM

14'1 x 10'1 (4.29m x 3.07m)

#### EXTERNALLY

#### WORKSHOP / GYM

16'3 x 12'0 (4.95m x 3.66m)

#### DOUBLE GARAGE

21'0 x 17'11 (6.40m x 5.46m)



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Conveyancing

Surveys and EPCs

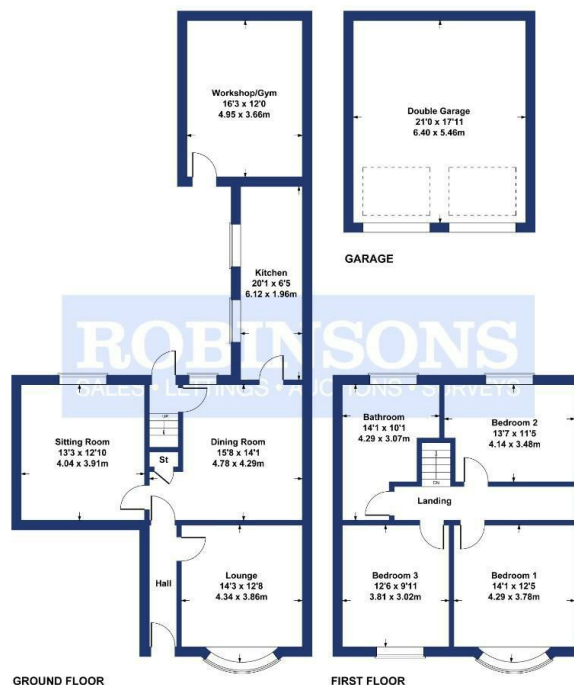
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lillie Terrace, Trimdon Grange, TS29 6ES  
Approximate Gross Internal Area  
2000 sq ft - 186 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(21-34)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(21-34)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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