

Commercial Street, Trimdon Colliery, TS29
6AD
3 Bed - House - Mid Terrace
£115,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Presented to an exceptionally high standard throughout; we are thrilled to offer to the market this stunning, deceptively spacious terraced house with three bedrooms pleasantly positioned on Commercial Street, within the popular, family orientated location of Trimdon Colliery. This well proportioned residence has been a loving family home for many years & is unique in the sense that it also enjoys an enclosed garden, detached single garage & driveway to the rear elevation. Having easy access to all of the immediate amenities offered in & around Trimdon 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 via a combi boiler & double glazing throughout. This stylish home has undergone work in recent years to include a re-fitted breakfasting kitchen, re-fitted bathroom & full re-decoration. In brief, the property itself comprises: Welcoming entrance lobby, spacious lounge (measuring 1ft x 14ft approximately) with feature media wall & window to front elevation, the beautiful open-plan breakfasting kitchen with a range of fitted wall & base units, rear lobby with access through to a useful ground floor cloaks/wc. The first floor landing boasts three excellent sized bedrooms & lovely family bathroom. Externally, the property enjoys a well maintained, enclosed yard to rear whilst beyond the yard lies an enclosed garden area with lawn & decking, driveway parking for two vehicles & the detached single garage. This is the ideal purchase for first time buyers/young families seeking a property of a great standard which offers both internal & external space. We thoroughly encourage full internal viewing.

FREEHOLD
EPC Rating: C
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
17'4 x 14'10 (5.28m x 4.52m)

KITCHEN / DINING AREA
14'9 x 13'10 (4.50m x 4.22m)

INNER LOBBY

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
14'10 x 10'2 (4.52m x 3.10m)

BEDROOM TWO
15'2 x 9'10 (4.62m x 3.00m)

BEDROOM THREE
11'0 x 7'4 (3.35m x 2.24m)

FAMILY BATHROOM
11'0 x 6'11 (3.35m x 2.11m)

EXTERNALLY

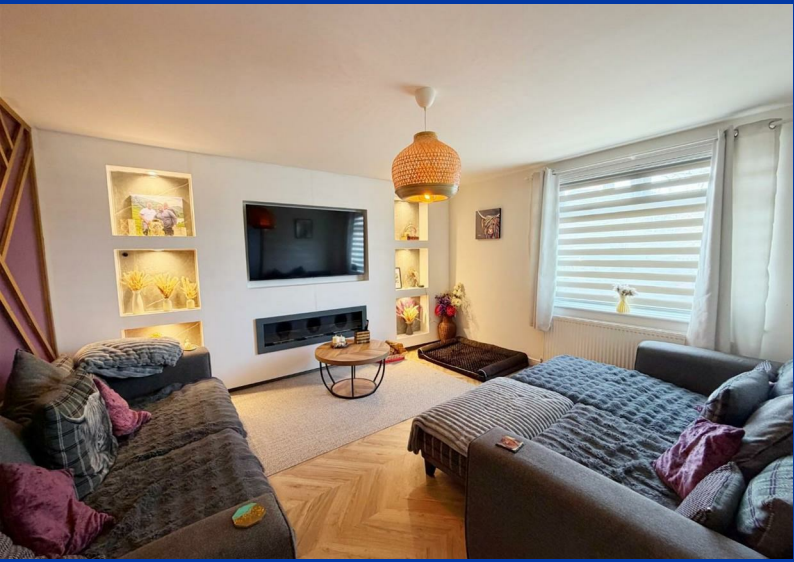
SINGLE GARAGE
17'6 x 10'3 (5.33m x 3.12m)

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

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	70
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyard.co.uk

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk