



Dunelm Road, Trimdon Village, TS29 6PX
3 Bed - House - Semi-Detached
£112,995

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An absolute credit to its current owners; it is with pleasure that we offer to the market this sensational three bedroom semi detached house on Dunelm Road, within the highly sought after, family orientated location of Trimdon Village. Upgraded & modernised to that of an exceptionally high standard, this is the perfect purchase for clients seeking that 'move-in ready' residence. Occupying an outstanding plot to rear elevation, this tastefully decorated home has easy access to all of the immediate amenities offered in & around the area itself & 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. In brief, this well proportioned home comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation, a stunning open-plan kitchen/dining area with a range of fitted wall & base units & further access through to a useful utility room. The first floor landing boasts three bedrooms & a beautiful shower room. Externally, the property enjoys a tremendous sized, enclosed garden to the rear with paved patio, lawn & decking areas whilst to the front, there is a driveway providing ample vehicle parking for two vehicles. We thoroughly recommend an early internal viewing in order to fully appreciate the style, standard, quality, layout & size of this remarkable residence for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALWAY

LOUNGE
12'0 x 12'0 (3.66m x 3.66m)

KITCHEN / DINING AREA
18'0 x 10'4 (5.49m x 3.15m)

INNER LOBBY

UTILITY ROOM
7'4 x 6'0 (2.24m x 1.83m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'9 x 11'1 (3.58m x 3.38m)

BEDROOM TWO
12'1 x 11'9 (3.68m x 3.58m)

BEDROOM THREE
10'5 x 7'5 (3.18m x 2.26m)

SHOWER ROOM
7'5 x 6'0 (2.26m x 1.83m)

EXTERNALLY



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m ² A		
100-95kWh/m ² B			
95-85kWh/m ² C			
85-65kWh/m ² D			
65-55kWh/m ² E			
55-45kWh/m ² F			
45-35kWh/m ² G			
Not energy efficient - higher running costs	1-20kWh/m ²		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh/m ² A		
100-95kWh/m ² B			
95-85kWh/m ² C			
85-65kWh/m ² D			
65-55kWh/m ² E			
55-45kWh/m ² F			
45-35kWh/m ² G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh/m ²		
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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