



Lillie Terrace, Trimdon Grange, TS29 6ES
2 Bed - Flat
£450 Per Month

ROBINSONS
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Lillie Terrace

Trimdon Grange, TS29 6ES

It is with pleasure that we offer to let this exceptionally well presented first floor apartment with two bedrooms, situated within the heart of Trimdon Grange on Lillie Terrace. This welcoming residence boasts a modern, neutral decor throughout. Having easy access to all of the local amenities offered in & around the area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this deceptively spacious home also benefits from gas central heating via a 2025 re-fitted combi boiler & double glazing. This well proportioned home briefly comprises: Entrance lobby with stairs to the first floor landing, spacious lounge with window to front elevation, kitchen with a range of fitted wall & base units, two bedrooms & bathroom with modern three piece suite. We highly recommend thorough internal inspection in order to fully appreciate the style, quality, layout & standard of this impressive property available.

EPC Rating: TBC

Council Tax Band: A

Rent £450pcm Bond £450

Tenants required earnings £13,800. Guarantors required earnings £16,560









ENTRANCE LOBBY

FIRST FLOOR LANDING

LOUNGE

12'10 x 12'0 (3.91m x 3.66m)

KITCHEN

13'11 x 7'0 (4.24m x 2.13m)

MASTER BEDROOM

12'0 x 9'1 (3.66m x 2.77m)


BEDROOM TWO

14'0 x 6'7 (4.27m x 2.01m)

BATHROOM

10'2 x 8'2 (3.10m x 2.49m)

EXTERNALLY

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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