



Chisholm Road, Trimdon Village, TS29 6JJ
3 Bed - House - Semi-Detached
£575

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Chisholm Road Trimdon Village, TS29 6JJ

We are delighted to offer to the market to let; this deceptively spacious three bedroom semi detached house on Chisholm Road, positioned pleasantly in the popular, family orientated location of Trimdon Village. Having easy access to all of the local amenities offered in & around the village itself & within excellent commuting distance to all major road links leading Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, lounge with window to front elevation, kitchen/dining area with a range of fitted & base units & side lobby with access to a useful ground floor shower room. The first floor landing boasts three bedrooms & family bathroom. Externally, the property enjoys an enclosed garden to rear whilst the front is open aspect. We strongly recommend thorough internal inspection in order to fully appreciate the style, layout & potential of this impressive home for rent.

Rent £575pcm

Bond £575

EPC Rating: D

Council Tax Band: TBC

Tenants Required Earnings: £16,800. Guarantors required earnings £20,160

No Smokers. Pets Considered.











ENTRANCE HALLWAY

LOUNGE

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

KITCHEN / DINING AREA

18'1 x 10'5 (5.51m x 3.18m)

SIDE LOBBY

GROUND FLOOR SHOWER ROOM

6'9 x 5'9 (2.06m x 1.75m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'7 x 10'10 (3.53m x 3.30m)

BEDROOM TWO

11'8 x 10'5 (3.56m x 3.18m)

BEDROOM THREE

7'2 x 6'1 (2.18m x 1.85m)

BATHROOM

6'2 x 6'1 (1.88m x 1.85m)

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.

