



**North Moor Avenue, Trimdon Colliery Trimdon Station TS29
6AG**

welcome to

North Moor Avenue, Trimdon Colliery Trimdon Station

This wonderful terraced home is a perfect opportunity for a first time buyer looking to get on the property ladder. With stunning views to the front over the common green, three reception rooms and a modern bathroom this property has lots to shout about!

Entrance Hall

Entered via composite double glazed door to front, window panel to side, radiator, under stairs storage cupboard, stairs leading to first floor, dado rail, laminate flooring.

Lounge

12' 9" (max) x 11' 5" (max) (3.89m (max) x 3.48m (max))
UPVC double glazed window to front, radiator, laminate flooring, feature gas fire with marble hearth and decorative wood surround, TV point.

Dining Room

8' 10" x 18' 10" (2.69m x 5.74m)
UPVC double glazed widow to rear, two radiators, internal window into conservatory.

Kitchen

5' 9" x 18' (1.75m x 5.49m)
UPVC double glazed window to front, range of wood wall and base units with complimentary working surfaces, black inset 1 1/2 bowl sink/drainers with mixer tap, integrated under counter fridge, integrated under counter freezer, recess and plumbing for washing machine, inset electric oven, four ring induction hob, open to dining room.

Rear Porch

UPVC double glazed composite door to rear, vinyl flooring, UPVC double glazed window to rear, part cladded wall, door leading to conservatory.

Conservatory

8' 11" x 8' 10" (2.72m x 2.69m)
Built on a dwarf wall with UPVC construction, UPVC roof, ceiling light, fan, UPVC French doors to side, internal window looking into dining room, wood laminate flooring.

Landing First Floor

UPVC double glazed door to side, loft hatch access, doors leading to all principle rooms.

Bedroom 1

10' 1" x 10' 1" (exc recess) (3.07m x 3.07m (exc recess))
UPVC double glazed window to front, radiator, six door built in wardrobes, built in dressing table, built in over bed storage, built in storage cupboard.

Bedroom 2

10' 2" x 15' 6" (exc recess) (3.10m x 4.72m (exc recess))
Two UPVC double glazed windows to rear, radiator, built in storage cupboard, built in storage cupboard over bulkhead housing combi boiler.





Family Bathroom

UPVC double glazed window to rear, double walk in shower cubicle with bathroom wall boarding, hand held shower attachment, shower seat, wet room flooring, tiled walls, wash hand basin on vanity unit, concealed cistern low level low flush WC, radiator, spotlights, coved cornicing.

Rear Garden

Fence enclosed, lawned area, walkway, accessed by iron gates.

Front Garden

Open plan, lawned, walk way leading to front door, overlooking common green.



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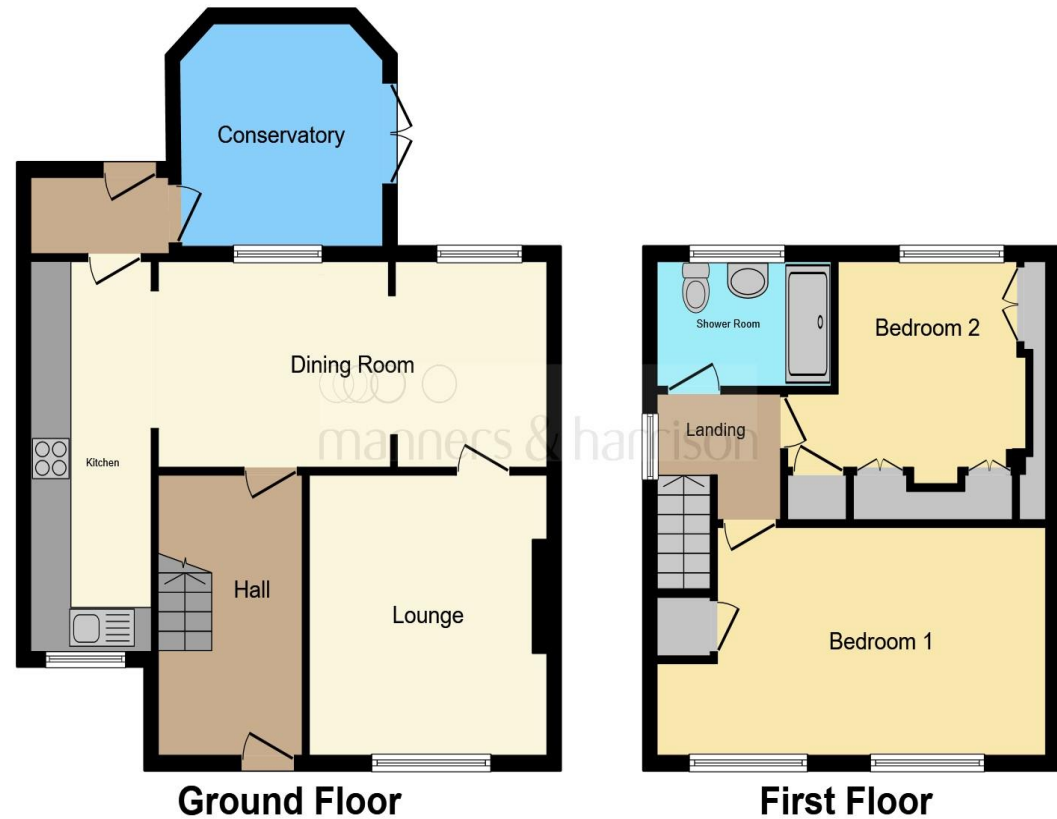
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- 3 RECEPTION ROOMS
- GALLEY STYLE KITCHEN
- CONSERVATORY ADDITION
- ON STREET PARKING
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

£110,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HAR119056 - 0003

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