



**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, walkway leading to front door, overlooking common green.





view this property online mannersandharrison.co.uk/Property/HAR119056



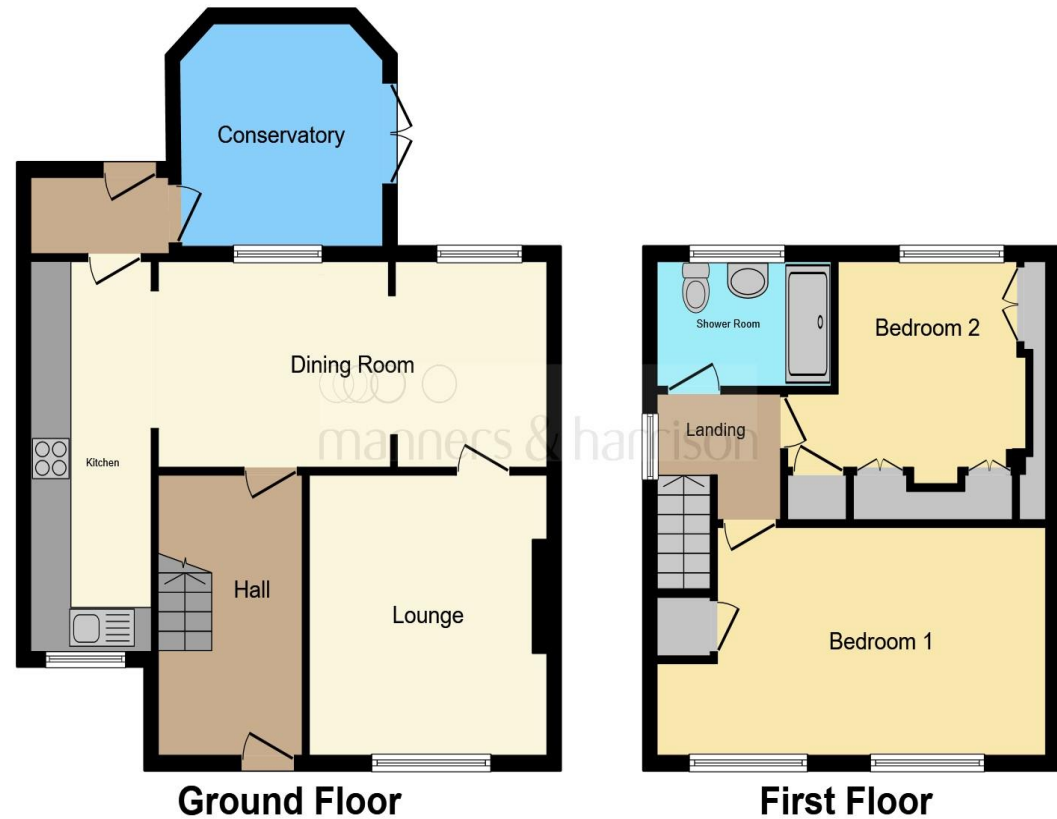
welcome to

North Moor Avenue, Trimdon Colliery Trimdon Station

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

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£100,000



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

view this property online mannersandharrison.co.uk/Property/HAR119056



Property Ref:
HAR119056 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk