



Peel Avenue, Trimdon Grange, TS29 6EA

welcome to

Peel Avenue, Trimdon Grange Trimdon Station

This deceptively spacious three-bedroom semi-detached family home offers a perfect blend of comfort and practicality, making it an ideal choice for a variety of buyers. Situated in the popular village of Trimdon Grange

Entrance Hallway

Entered via a UPVC double glazed door into the entrance hallway, stairs to the first floor, laminate flooring, UPVC double glazed window to the side, doors leading to the utility area, kitchen and lounge, built in understairs storage cupboard.

Utility Area

5' 2" x 6' 2" (1.57m x 1.88m)

UPVC double glazed window to rear, range of wall and base units with work surfaces, plumbing and recess for washing machine, recess for tumble dryer, LVT flooring, door leading to a downstairs shower room.

Downstairs Shower Room

Cladded walls and ceiling, spotlights to ceiling, tiled floor, chrome heated towel rail, low level low flush wash hand basin on a vanity unit, corner shower cubicle with hand held shower attachment.

Kitchen

15' x 6' 5" (4.57m x 1.96m)

Ultra modern with grey gloss wall and base units with complimentary working surfaces, tiled splashback, radiator, laminate flooring, cladded ceiling and walls, UPVC double glazed door to the rear, UPVC double glazed window to the rear, breakfast bench, inset electric oven and grill, four ring electric hob with extractor fan over, white inset 1 1/2 bowl sink/ drainer with swan neck mixer tap, space for free standing fridge/ freezer.

Lounge

11' 9" Max x 14' 9" (3.58m Max x 4.50m)

UPVC double glazed window to the front, radiator, TV point, feature wall mounted electric fire with wood surround and hearth.

Reception Room 2

8' 8" x 13' 2" (2.64m x 4.01m)

UPVC double glazed window to front, feature electric coal effect log burner (for show), with wood surround and hearth, coved cornicing, radiator.

Landing

Stairs from hallway, loft hatch access, doors leading to all principle rooms.

Bedroom 1

12' 1" x 10' 8" Exluding recess (3.68m x 3.25m Exluding recess)

UPVC double glazed window to front, radiator, TV point.

Bedroom 2

9' 11" x 13' 4" Max (3.02m x 4.06m Max)

UPVC double glazed window to the front, radiator.

Bedroom 3

9' 5" Max x 14' 8" Max (2.87m Max x 4.47m Max)

UPVC double glazed window to the rear, radiator.

Family Bathroom

UPVC double glazed window to rear, wash hand basin on a vanity unit, radiator, concealed cistern low level low flush WC, wall mounted storage, part tiled walls, vinyl flooring, bath with central mixer tap.

Externally

Front Of Property

Lawned area, driveway for approximately 3 vehicles, wooden fence, gate which gives access to rear garden.





Rear Garden

Predominantly laid to lawn, fence enclosed with a patio area.

Agents Note:

The registered title records the ground rent charge as peppercorn.



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Peel Avenue, Trimdon Grange Trimdon Station

- 2 RECEPTION ROOMS
- MODERN KITCHEN WITH UTILITY
- GROUND FLOOR SHOWER ROOM
- GOOD SIZED REAR GARDEN
- OFF STREET PARKING

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

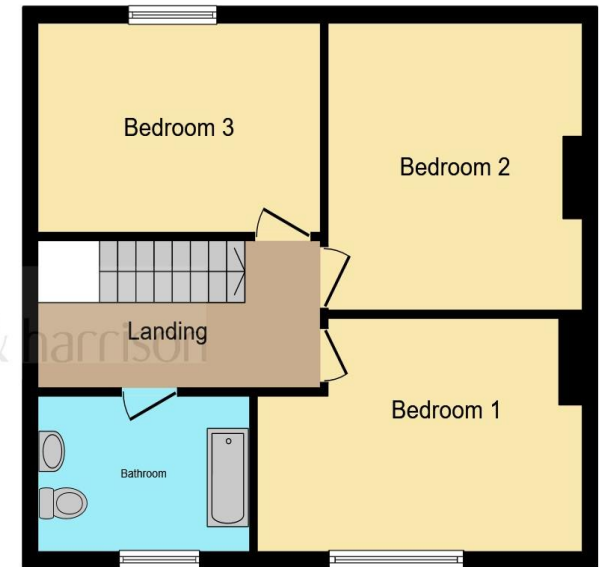
Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 500 years from 19 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000



Ground Floor



First Floor

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:
HAR119730 - 0006

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