



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

Redecorated Semi Detached House | Two Double Bedrooms | Lounge / Dining Room | Study
Family Bathroom | Gas Heating Via Combi | Westerly Facing Gardens | Available Now

£475.00 | Per Calendar Month

Plus fees, please visit - www.hunters.com/tenantfees/peterlee.pdf for more info

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HERE TO GET *you* THERE

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

BEAUTIFUL HOME - LOVELY LOCATION... We are delighted to present to the lettings market this two bedroom semi detached house positioned on the edge of this country village within reach of Durham City, the A1 and the A19. The property offers a lounge through dining room, a kitchen, study, bathroom and westerly facing rear gardens. "No Admin Fees - Available Now"

ENTRANCE HALL

Situated at the front of the house, this welcoming entrance features an external partially glazed entrance door, a radiator, features staircase to the first floor and doors offering access into the lounge and the kitchen.



LOUNGE / DINING ROOM

6.37m (20' 11") x 3.94m (12' 11")

A delightful reception room which incorporates a dual aspect with double glazed windows to the rear and a double glazed bay window to the front, a radiator and doors opening into the kitchen and hallway respectively.



KITCHEN

2.77m (9' 1") x 2.52m (8' 3")

Nestled to the rear of the residence the lovely kitchen features a wealth of wall and floor cabinets finished in an oak colour with contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings, an automatic washing machine and an electrical cooker point. Accompaniments include a double glazed window overlooking the westerly facing rear gardens and a further door opening into the rear hallway.



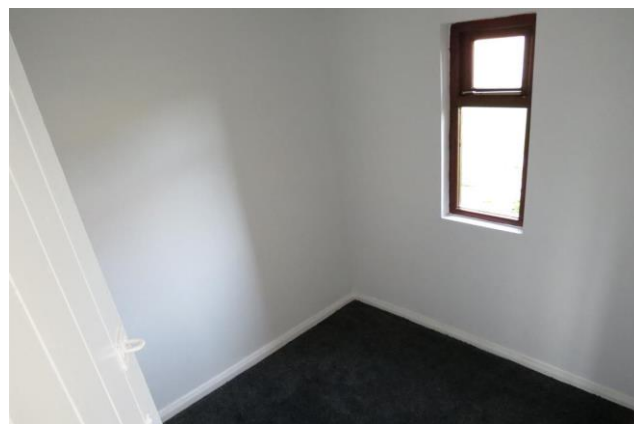
REAR HALLWAY

A useful area which features external doors to both front and rear elevations, a storage cupboard and a further door opening into the study / hobby room.

STUDY / HOBBY ROOM

2.17m (7' 1") x 1.81m (5' 11")

Positioned to the front of the home this wonderful additional room features a window and a door to the rear hallway.



FIRST FLOOR LANDING

The welcoming landing area offers a double glazed window to the side elevation, loft access and doors to the two double bedrooms and the family bathroom.



FAMILY BATHROOM

Located at the rear of the home, the attractive bathroom features a double glazed window, a shower over the panelled bath, a low level W/c and a pedestal hand wash basin. Accompaniments include a radiator and partially tiled walls.



MASTER BEDROOM

4.58m (15' 0") x 3.13m (10' 3")

The larger than average master bedroom offers two double glazed windows to the front, a radiator and two cupboards with one concealing the gas combi boiler.



SECOND BEDROOM

3.20m (10' 6") x 3.14m (10' 4")

Situated at the rear the second double bedroom features a double glazed window providing views over the countryside, a radiator and a storage cupboard.

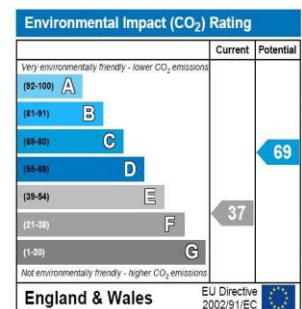
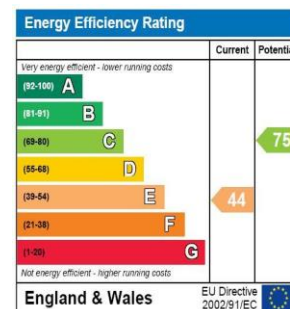


EXTERNALLY

To the front of the property there are open lawned gardens, whilst to the rear, there are attractive enclosed westerly facing gardens comprising mostly of lawns and an access gate to the rear.



ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9am - 5pm

Saturday: 9am - 12pm

Sunday: Closed

FREE MARKET APPRAISAL



If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

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