

Station Road West, TS29 6BP
3 Bed - House - Terraced
£49,950

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It is with pleasure that we offer to the market this deceptively spacious terraced house with three bedrooms pleasantly positioned on Station Road West, within the popular residential area of Trimdon Station. THE PROPERTY IS TO BE SOLD WITH THE EXISTING TENANT INSITU WHO IS CURRENTLY PAYING £495 PER MONTH. Having easy access to all of the immediate amenities offered in & around the area itself, the property is a short drive into the village of Sedgfield & also provides excellent commuting distance to all major road networks & bus routes. Boasting gas central heating & double glazing throughout; this impressive home briefly comprises: welcoming entrance hallway with stairs to the first floor, a superb 18ft (approximately) lounge with window to front elevation, 16ft (approximately) kitchen/dining area with a range of fitted wall & base units, separate utility room, ground floor bathroom & a useful storage room giving access to rear. The first floor landing boasts three good sized bedrooms. Externally, the property enjoys an enclosed yard to rear. This is an ideal opportunity for the investors to acquire a well proportioned residence within a family orientated location. We highly recommend full internal viewing in order to fully appreciate the space, size & style of property for sale.

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Ultra-fast 330 Mbps*

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1604.73

p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

EPC Rating: D

Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE

15'7 x 13'2 (4.75m x 4.01m)

KITCHEN / DINING AREA

13'11 x 13'6 (4.24m x 4.11m)

UTILITY ROOM

5'6 x 5'4 (1.68m x 1.63m)

FAMILY BATHROOM

10'10 x 5'6 (3.30m x 1.68m)

FIRST FLOOR LANDING

MASTER BEDROOM

14'0 x 10'8 (4.27m x 3.25m)

BEDROOM TWO

14'0 x 8'1 (4.27m x 2.46m)

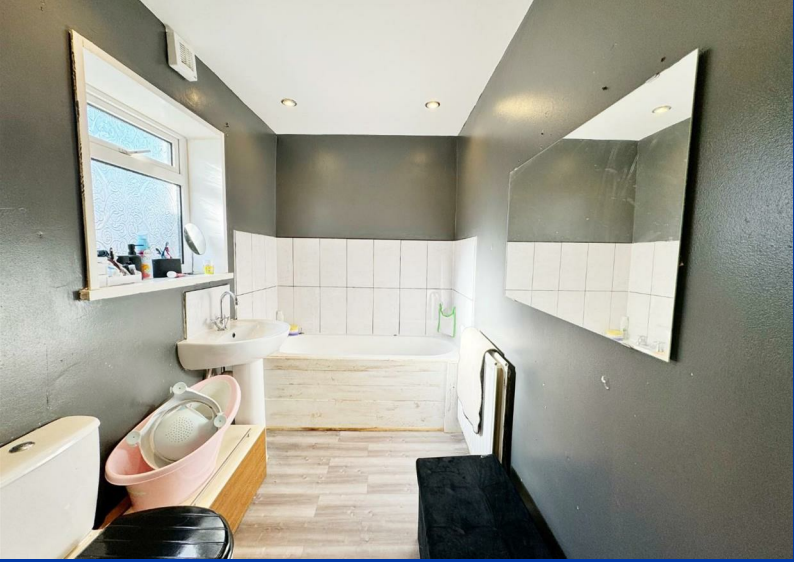
BEDROOM THREE

11'1 x 6'10 (3.38m x 2.08m)

SEPARATE WC

EXTERNALLY

AGENTS NOTES



OUR SERVICES

Mortgage Advice

Conveyancing

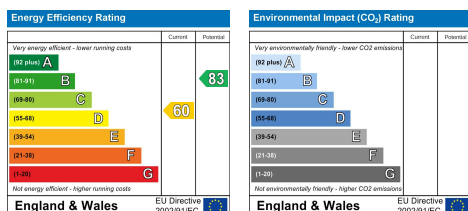
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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