

Briar Grove, Trimdon Village, TS29 6QA
3 Bed - House - Semi-Detached
£87,495

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Positioned within the heart of Trimdon Village, we are delighted to offer to the market with no onward chain; this deceptively spacious three bedroom semi detached house on Briar Grove. This well proportioned property has been well maintained throughout & is the perfect purchase for young families/first time buyers. Having easy access to all of the local amenities offered in & around Trimdon itself, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating & double glazing throughout. In brief, this neutrally decorated home comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, lounge with window to front elevation, an 18ft (approximately) kitchen/dining area with further access to a useful outhouse/utility area. The first floor landing boasts three bedrooms & a family bathroom with modern three piece suite. Externally, the property enjoys a good sized, enclosed garden to the rear which is largely laid to lawn, whilst a driveway is positioned to the front. In addition, there is also the chance to purchase further land in the street which is adjacent to the rear garden itself (this is via separate negotiation with ourselves). We thoroughly recommend full internal inspection in order to fully appreciate the style, layout & space of this lovely home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE

12'0 x 11'11 (3.66m x 3.63m)

KITCHEN / DINING AREA

18'0 x 10'5 (5.49m x 3.18m)

OUTHOUSE/UTILITY AREA

FIRST FLOOR LANDING

MASTER BEDROOM

12'1 x 11'5 (3.68m x 3.48m)

BEDROOM TWO

11'7 x 10'5 (3.53m x 3.18m)

BEDROOM THREE

9'7 x 7'4 (2.92m x 2.24m)

BATHROOM

7'5 x 6'2 (2.26m x 1.88m)

EXTERNALLY

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Ultra-fast 9000Mbps*
Mobile Signal/Coverage: Good to Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx.
£1582.57
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.



OUR SERVICES

Mortgage Advice

Conveyancing

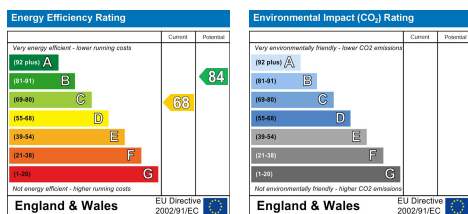
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk