

Peel Avenue, Trimdon Grange, TS29 6EA  
3 Bed - House - Semi-Detached  
£89,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

We are delighted to offer for sale with no onward chain, this stunning semi detached home with three double bedrooms on Peel Avenue within the highly sought after, family orientated location of Trimdon Grange. Originally a four bedroom property, this deceptively spacious residence boasts spacious rooms throughout & is the perfect purchase for the young family/first time buyers. Having easy access to all of the local amenities offered in & around Trimdon & the neighbouring villages & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned home comprises: Welcoming entrance hallway with stairs to the first floor, a lovely lounge (measuring 14ft x 11ft approximately) with window to front elevation, separate dining room, kitchen with a range of fitted wall & base units, utility room & a useful ground floor shower room. The first floor landing boasts three double bedrooms & a spacious family bathroom with modern three piece suite. Externally, the property enjoys an excellent size, enclosed East-facing garden to the rear which is largely laid to lawn, whilst there is an additional garden to the front with a spacious driveway providing ample vehicle parking. We thoroughly recommend internal inspection in order to fully appreciate the style, layout & space offered within this impressive property for sale.

**EXTERNALLY**

FREEHOLD  
Council Tax Band: A  
EPC Rating: TBC

**ENTRANCE HALLWAY****LOUNGE**

14'8 x 11'11 (4.47m x 3.63m)

**KITCHEN**

14'11 x 6'9 (4.55m x 2.06m)

**UTILITY ROOM**

6'8 x 5'3 (2.03m x 1.60m)

**GROUND FLOOR SHOWER ROOM**

5'9 x 4'6 (1.75m x 1.37m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

12'1 x 11'7 (3.68m x 3.53m)

**BEDROOM TWO**

14'10 x 9'6 (4.52m x 2.90m)

**BEDROOM THREE**

11'9 x 9'2 (3.58m x 2.79m)

**FAMILY BATHROOM**

10'8 x 7'3 (3.25m x 2.21m)



# OUR SERVICES

Mortgage Advice

Conveyancing

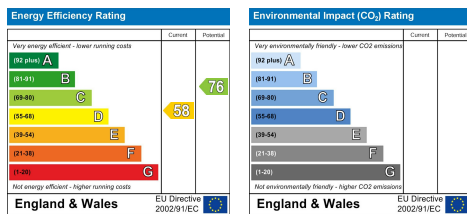
Surveys and EPCs

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@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.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

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

www.robinsonsestateagents.co.uk