



Grosvenor Terrace, Trimdon Colliery, TS29

6DR

2 Bed - House - Terraced

£40,000

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We are thrilled to offer to the market with no onward chain, this deceptively spacious terraced house with two double bedrooms situated pleasantly on Grosvenor Terrace within the popular, family orientated location of Trimdon Colliery. Whilst the property does require internal modernisation, this is the ideal opportunity for buy-to-let investors or those looking to 'put their own stamp' on a property. Having easy access to all of the local amenities offered in & around the immediate area itself & within excellent commuting distance to all major road links & bus routes, the property also benefits from gas central heating & double glazing. In brief, this well proportioned home comprises: Welcoming entrance lobby, spacious lounge (measuring 12ft x 11ft approximately), dining room, inner hallway with stairs to the first floor, kitchen with a range of fitted wall & base units & access to the ground floor bathroom. The first floor landing boasts two double bedrooms. Externally, there is a small enclosed yard to the rear. We highly encourage thorough internal inspection in order to fully appreciate the size, layout & potential of this impressive property for sale.

EPC Rating: D
Council Tax Band: A
LEASEHOLD

ENTRANCE LOBBY**LOUNGE**

12'6 x 11'1 (3.81m x 3.38m)

DINING ROOM

10'10 x 10'8 (3.30m x 3.25m)

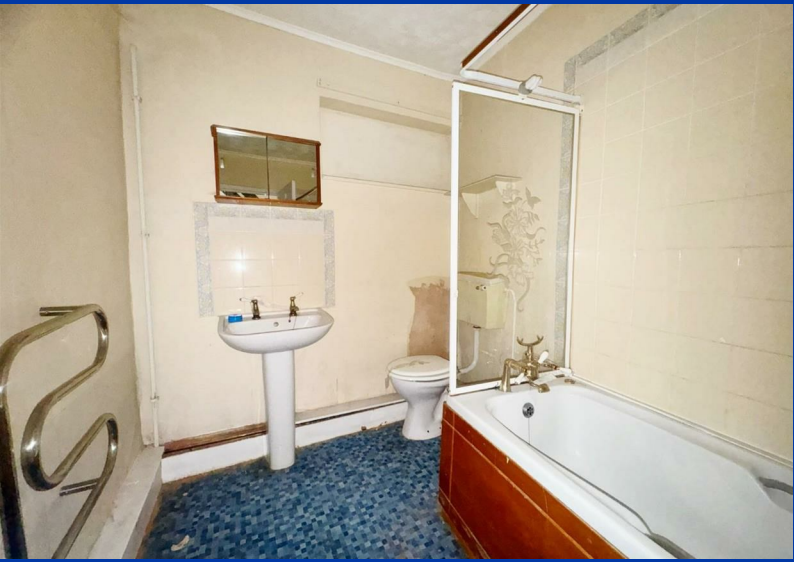
INNER HALLWAY**KITCHEN**

10'6 x 9'10 (3.20m x 3.00m)

BATHROOM

8'6 x 6'4 (2.59m x 1.93m)

MASTER BEDROOM**BEDROOM TWO****EXTERNALLY**



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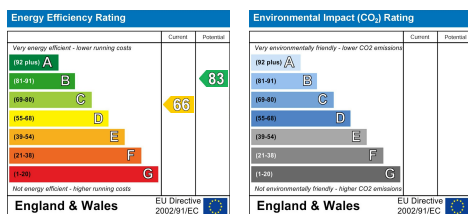
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager



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