



Carrside Road, Trimdon Village, TS29 6JT
3 Bed - House - End Terrace
£75,000

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Sold with a tenant insitu currently paying £525 per calendar month, we are thrilled to offer to the market this deceptively spacious three bedroom end link house on Carrside Road, within the popular, residential location of Trimdon Village. Having easy access to all of the local amenities offered in & around the immediate area itself, the property is only a short drive into both Sedgfield & Spennymoor, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside & benefits further from gas central heating & double glazing throughout. In brief, the property itself comprises: Welcoming entrance with stairs to the first floor, open plan kitchen / dining area with a range of fitted wall & base units & spacious lounge running the depth of the property. The first floor landing boasts three good sized bedrooms, family bathroom & separate wc. Externally the property is open aspect to front whilst the rear garden is enclosed & boasts a paved patio area. This is an excellent opportunity for a buy-to-let investor to add to their portfolio & we encourage thorough internal inspection in order to fully appreciate the style, layout & space of this well proportioned property for sale.

EPC Rating: TBC
Council Tax Band: A

ENTRANCE INTO:**KITCHEN / DINING AREA**

17'11 x 14'2 (5.46m x 4.32m)

LOUNGE

18'8 x 10'11 (5.69m x 3.33m)

FIRST FLOOR LANDING**MASTER BEDROOM**

11'3 x 10'8 (3.43m x 3.25m)

BEDROOM TWO

11'2 x 10'11 (3.40m x 3.33m)

BEDROOM THREE

7'11 x 7'11 (2.41m x 2.41m)

BATHROOM**SEPARATE WC****EXTERNALLY**



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-91kWh/m ² A		
91-81kWh/m ² B		
81-65kWh/m ² C		
65-55kWh/m ² D		
55-48kWh/m ² E		
48-35kWh/m ² F		
35-15kWh/m ² G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-91kWh/m ² A		
91-80kWh/m ² B		
80-65kWh/m ² C		
65-55kWh/m ² D		
55-48kWh/m ² E		
48-35kWh/m ² F		
35-15kWh/m ² G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

SEDGEFIELD

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.

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