



East View, Trimdon Grange, TS29 6HA
2 Bed - House - Terraced
Offers In The Region Of £64,950

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An absolute credit to its current owners; we are thrilled to welcome to the market with no onward chain; this stunning terraced house with two double bedrooms on East View, within the popular, family orientated location of Trimdon Grange. Having easy access to all of the local amenities offered in & around the immediate area, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to Durham City, Darlington & Teeside & benefits further gas central heating via a combi boiler & double glazing throughout. An ideal opportunity for the first time buyers or young family to acquire this tastefully decorated home within this sought after area, this well proportioned property briefly comprises: Welcoming entrance hallway with storage area, spacious lounge with window to front elevation, separate dining room, inner lobby with stairs to the first floor, kitchen with a range of fitted wall & base units, rear lobby & a ground floor bathroom. The first floor landing boasts two double bedrooms & an excellent sized storage cupboard & in addition, there is a part boarded loft with power & loft ladder. Externally, this deceptively spacious property enjoys an enclosed yard to the rear whilst a spectacular sized, enclosed garden is situated to the front with garden shed & further access to a detached single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, space, quality & layout of this remarkable home for sale.

EXTERNALLY**SINGLE GARAGE**

16'10 x 9'9 (5.13m x 2.97m)

PLEASE NOTE: We have been advised by the current owner, that a full roof replacement was carried out in 2020.

EPC Rating: D
Council Tax Band: A

ENTRANCE HALLWAY**LOUNGE**

12'4 x 10'10 (3.76m x 3.30m)

SEPARATE DINING ROOM

12'4 x 11'0 (3.76m x 3.35m)

INNER LOBBY**KITCHEN**

9'1 x 8'1 (2.77m x 2.46m)

REAR LOBBY**BATHROOM**

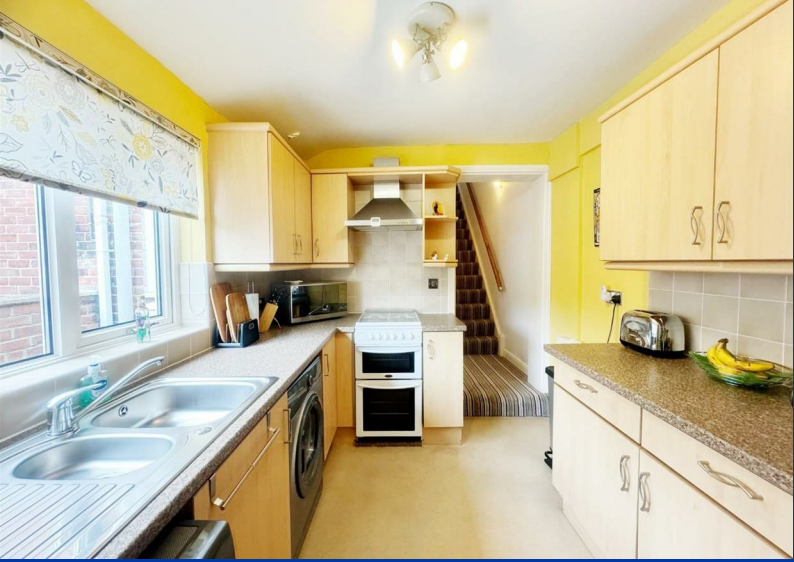
8'0 x 4'7 (2.44m x 1.40m)

FIRST FLOOR LANDING**MASTER BEDROOM**

13'2 x 9'0 (4.01m x 2.74m)

BEDROOM TWO

12'8 x 10'10 (3.86m x 3.30m)



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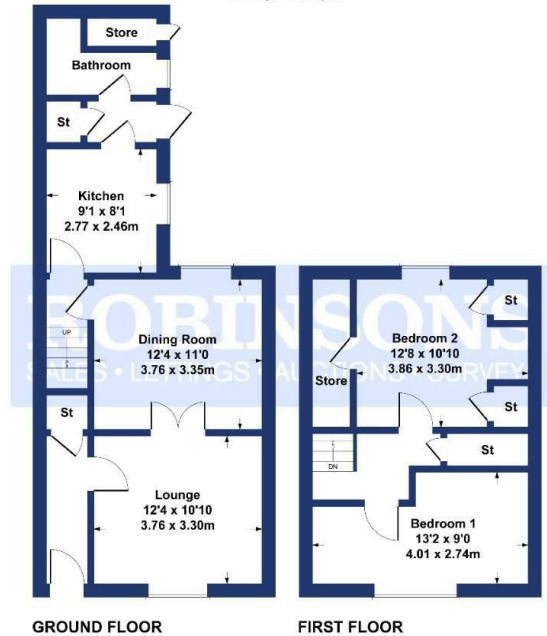
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

East View, Trimdon Grange, TS29 6HA

Approximate Gross Internal Area
862 sq ft - 80 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
115-121	B		
89-114	C		
69-88	D		
55-68	E		
39-54	F		
21-38	G		
Not energy efficient - higher running costs			
England & Wales		63	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-111	B		
89-100	C		
65-88	D		
50-64	E		
31-49	F		
11-29	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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

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

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