



**Salters Lane, Trimdon Village, TS29 6PU**  
**3 Bed - House - Detached**  
**£229,995**

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

An exciting new development in Bluebell Gardens, Trimdon Village comprising a collection of detached, semi-detached & terraced homes. Homes by Esh is one of the North's leading private housebuilders & enjoys a strong reputation in the new homes market. Bluebell Gardens will come with the high standard, quality fixtures, fittings & materials for which Homes by Esh are so renowned.

The Damson is a three bedroom detached home which is ideal for families. The entrance hallway has stairs to the first floor, ground floor cloaks/wc, kitchen/dining area with a range of fitted wall & base units & French doors to the rear garden, utility room & lounge with window to front elevation. The first floor landing boasts master bedroom with en-suite facilities, two further bedrooms, family bathroom & storage.

FOR MORE INFORMATION PLEASE CONTACT ROBINSONS  
SEDFIELD ON 01740 621777.

**ENTRANCE HALLWAY****LOUNGE**

12'7 x 9'9 (3.84m x 2.97m)

**KITCHEN/DINING AREA**

15'1 x 9'11 (4.60m x 3.02m)

**UTILITY**

6'6 x 4'8 (1.98m x 1.42m)

**W/C****INTEGRAL GARAGE****MASTER BEDROOM**

13'1 x 13'1 (3.99m x 3.99m)

**EN-SUITE**

9'7 x 5'3 (2.92m x 1.60m)

**BEDROOM TWO**

12'3 x 8'6 (3.73m x 2.59m)

**BEDROOM THREE**

12'4 x 8'9 (3.76m x 2.67m)

**BATHROOM**

7'3 x 6'7 (2.21m x 2.01m)

**EXTERNALLY**



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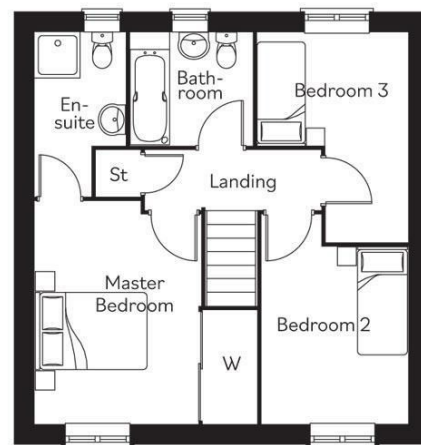
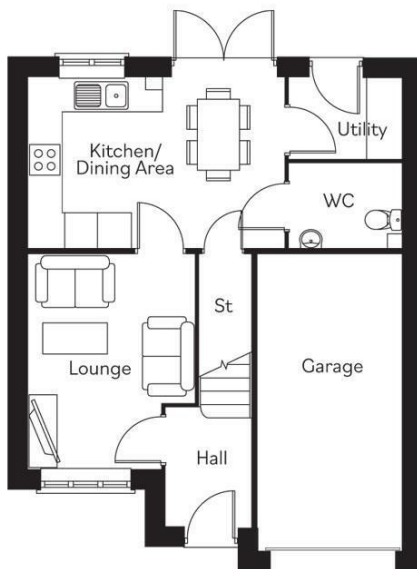
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-121	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
101-111	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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# ROBINSONS

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