



Northlands Park, Trimdon Grange, TS29
6HX
3 Bed - House - Detached
£189,950

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Positioned beautifully within this popular, cul-de-sac location; we are thrilled to offer to the market this exquisite detached family home with three bedrooms. This deceptively spacious property boasts a stunning 20ft (approximately) kitchen/diner/sitting area to the rear elevation & offers everything required by the modern day family. Having easy access to all of the local amenities offered in & around the area & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside, the property also benefits from gas central heating & double glazing throughout. Presented to an exceptionally high standard, this well proportioned home briefly comprises: Entrance lobby through to a stunning lounge with feature media wall & bay window to front elevation, the outstanding kitchen/diner/sitting room with a range of fitted wall & base units, central island unit with breakfast bar, velux windows & French doors to the rear garden, inner lobby & a versatile family room/study. The first floor landing boasts three bedrooms & a beautiful family bathroom with modern four piece suite with free standing bath & separate shower cubicle. Externally, the property enjoys a good sized, enclosed garden to the rear, whilst the front offers ample vehicle parking. We thoroughly recommend full internal inspection in order to fully appreciate the style, quality, layout & standard of this tremendous home for sale.

EPC Rating: D
Council Tax Band: C

ENTRANCE LOBBY

LOUNGE

17'10 x 11'1 (5.44m x 3.38m)

KITCHEN / DINER / SUN ROOM

20'1 x 18'2 (6.12m x 5.54m)

INNER LOBBY

FAMILY ROOM / STUDY

16'9 x 7'11 (5.11m x 2.41m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'1 x 10'10 (3.99m x 3.30m)

BEDROOM TWO

10'10 x 10'5 (3.30m x 3.18m)

BEDROOM THREE

8'11 x 6'11 (2.72m x 2.11m)

BATHROOM

8'11 x 8'4 (2.72m x 2.54m)

EXTERNALLY



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Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
105-91kWh	B		
91-81kWh	C		
81-65kWh	D		
65-55kWh	E		
55-45kWh	F		
45-35kWh	G		
Not energy efficient - higher running costs	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
105-91kWh	B		
91-81kWh	C		
81-65kWh	D		
65-55kWh	E		
55-45kWh	F		
45-35kWh	G		
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

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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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