



Purvis Terrace, TS29 6AU
3 Bed - House - Semi-Detached
£124,950

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Boasting a superb sized, South-West facing garden to the rear; it is with pleasure that we offer to the market this exceptionally well presented three bedroom semi detached house positioned pleasantly on Purvis Terrace, within the popular, family orientated location of Trimdon Station. This deceptively spacious family home boasts excellent sized rooms, is modern throughout & is the perfect purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the local amenities offered in & around the area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge (measuring 14ft x 12ft approximately) with patio doors to the rear garden, lovely kitchen/dining area with a range of fitted wall & base units & a ground floor bathroom with modern suite. The first floor landing boasts three bedrooms. Externally, the property enjoys the excellent sized garden which is largely laid to lawn with paved patio area whilst to the front, there is an additional garden area accompanied alongside a driveway providing ample vehicle parking. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, space & layout of this impressive property for sale.

FREEHOLD
EPC Rating: C
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE

14'11 x 12'0 (4.55m x 3.66m)

KITCHEN / DINING AREA

12'9 x 12'0 (3.89m x 3.66m)

FAMILY BATHROOM

8'11 x 5'7 (2.72m x 1.70m)

FIRST FLOOR LANDING

MASTER BEDROOM

14'8 x 12'9 (4.47m x 3.89m)

BEDROOM TWO

13'4 x 12'7 (4.06m x 3.84m)

BEDROOM THREE

9'3 x 7'4 (2.82m x 2.24m)

EXTERNALLY



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Purvis Terrace, Trimdon Station, TS29 6AU



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		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		72	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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