



Salters Lane, Trimdon Village, TS29 6PU
3 Bed - House - Detached
£234,995

ROBINSONS
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If interested please quote plot Plot 15

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



OUR SERVICES

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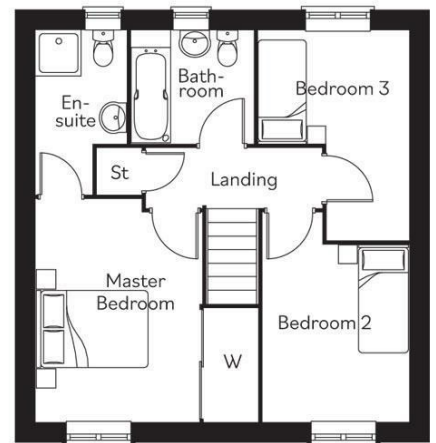
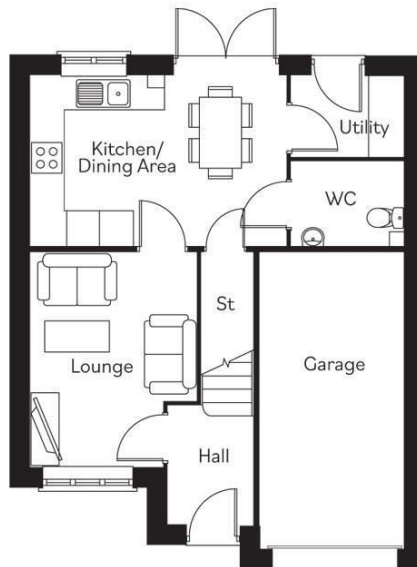
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
50-64 kWh/m²/yr D			
35-49 kWh/m²/yr E			
20-34 kWh/m²/yr F			
1-19 kWh/m²/yr 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			
105-120 g/m²/yr A			
81-104 g/m²/yr B			
65-80 g/m²/yr C			
50-64 g/m²/yr D			
35-49 g/m²/yr E			
20-34 g/m²/yr F			
1-19 g/m²/yr G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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