



Springdale Avenue, TS29 6AY
2 Bed - House - Semi-Detached
£69,950

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We are delighted to offer for sale this deceptively spacious semi detached house with two double bedrooms situated pleasantly within the family orientated area of Springdale Avenue, Trimdon Station. This impressive home boasts extremely well proportioned rooms which are flooded with natural light throughout. Having easy access to all of the local amenities offered in & around its immediate area, this impressive property is within a short drive into Sedgefield; provides good access to all major road links & bus routes such as the A1 & the A19 & benefits further from gas central heating via a combi boiler & double glazing throughout. The property itself briefly comprises: entrance hallway with stairs to the first floor, spacious lounge which has bay window to the front elevation, separate dining room & access through to a re-fitted kitchen with a range of fitted wall & base units & further access through to a utility room. The first floor landing boasts two double bedrooms (both of which have storage) & bathroom with white three piece suite. Externally, the home enjoys an enclosed garden to the rear whilst to the front, there is an excellent sized open aspect garden which is largely laid to lawn. We highly recommend thorough internal viewing in order to fully appreciate the space, size & layout of this desirable property.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
14'0 x 10'0 (4.27m x 3.05m)

DINING ROOM
9'2 x 7'11 (2.79m x 2.41m)

KITCHEN
11'3 x 8'6 (3.43m x 2.59m)

UTILITY ROOM
8'0 x 7'9 (2.44m x 2.36m)

FIRST FLOOR LANDING

MASTER BEDROOM
16'5 x 10'1 (5.00m x 3.07m)

BEDROOM TWO
11'6 x 8'8 (3.51m x 2.64m)

BATHROOM
5'8 x 5'6 (1.73m x 1.68m)

EXTERNALLY



OUR SERVICES

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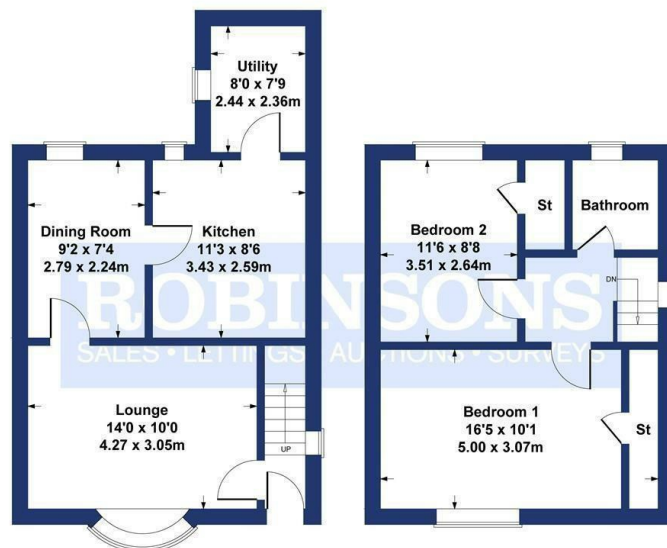
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Springdale Avenue, Trimdon Station, TS29 6AY

Approximate Gross Internal Area
834 sq ft - 77 sq m



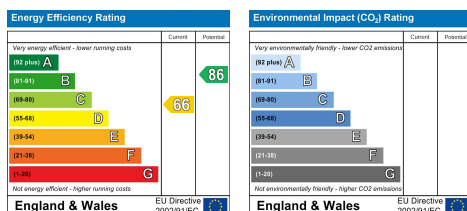
GROUND FLOOR

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. 2022



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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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