



Boyne View, Trimdon Village, TS29 6JZ
3 Bed - House - Semi-Detached
£109,950

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Nestled within the heart of Trimdon Village & occupying an impressive plot, it is with pleasure that we offer to the market this extremely well maintained semi detached house with three bedrooms on Boyne View. An ideal opportunity for first time buyers/young families looking to acquire this well proportioned residence within this popular, family orientated location which benefits further from gas central heating via a 2022 re-fitted combi boiler & double glazing throughout. Having easy access to all of the immediate amenities offered within the village itself, the property is within a short drive into the popular village of Sedgfield & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. In brief, the property itself comprises: welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation & arched access through to a dining room, a 2020 re-fitted kitchen with a range of modern wall & base units & further access through to a useful outhouse which is ideal for storage. The first floor landing boasts three good sized bedrooms & a re-fitted wet room. Externally, the property enjoys an open aspect to front overlooking the green; whilst to the rear, there is a spectacular sized, enclosed garden which is largely laid to lawn & the block paved driveway offers ample vehicle parking for several cars. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this well proportioned property for sale.

EXTERNALLY

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE HALLWAY**LOUNGE**

13'0 x 12'4 (3.96m x 3.76m)

DINING ROOM

9'1 x 9'0 (2.77m x 2.74m)

2020 RE-FITTED KITCHEN

9'6 x 9'4 (2.90m x 2.84m)

OUTHOUSE AREA**FIRST FLOOR LANDING****MASTER BEDROOM**

13'6 x 9'10 (4.11m x 3.00m)

BEDROOM TWO

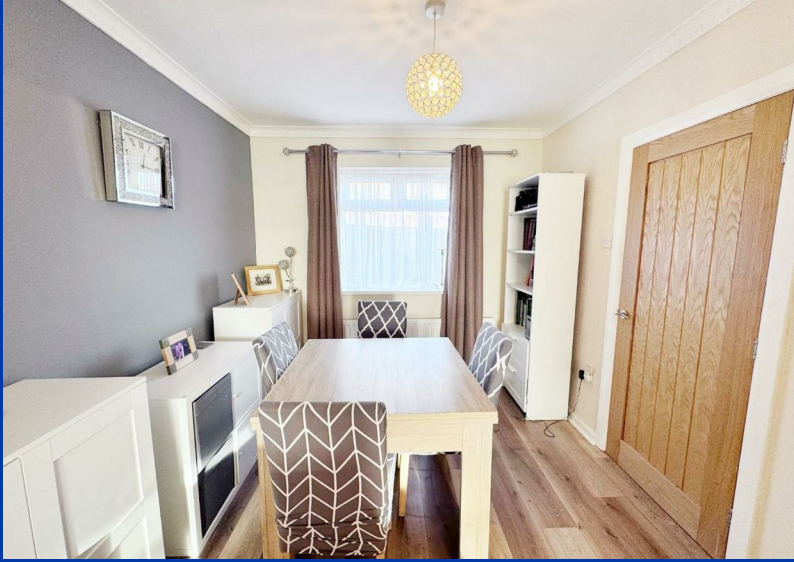
12'8 x 8'8 (3.86m x 2.64m)

BEDROOM THREE

8'8 x 7'6 (2.64m x 2.29m)

WET ROOM

7'7 x 5'4 (2.31m x 1.63m)



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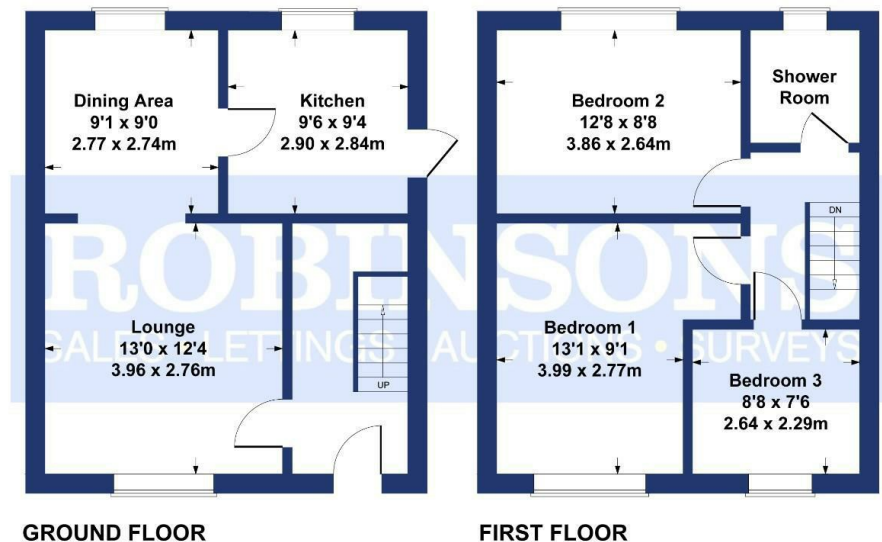
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Boyne View, Trimdon Village, TS29 6JZ

Approximate Gross Internal Area
866 sq ft - 80 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 A			
81-104 B			
65-80 C			
49-64 D			
34-48 E			
19-33 F			
1-18 G			
Not energy efficient - higher running costs			
England & Wales		67	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
101-110 A			
81-100 B			
61-80 C			
41-60 D			
21-40 E			
1-20 F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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