Hart View, Trimdon Village, TS29 6LA

3 Bed - House - Semi-Detached

£89,950

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Positioned overlooking the neighbouring fields to front elevation, we are delighted to offer to the market with no onward chain, this deceptively spacious three bedroom semi detached house on Hart View, within the popular, family orientated location of Trimdon Village. This impressive property has been a loving family home for many years & whilst elements of the home may benefit from some internal modernisation; this is the perfect purchase for the growing family/first time buyers. Having easy access to all of the immediate 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 'Baxi' combi boiler & double glazing throughout. In brief, this well proportioned home comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, spacious lounge/dining area which runs the depth of the home with windows to both front & rear elevations, kitchen with a range of fitted wall & base units & access through to a useful outhouse area. The first floor landing boasts three bedrooms & a shower room. Externally, the property enjoys an enclosed garden to the rear with paved patio area whilst the front is open aspect & boasts the superb views. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & potential of this lovely residence for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE
12'7 x 11'8 (3.84m x 3.56m)

DINING ROOM
9'3 x 9'0 (2.82m x 2.74m)

KITCHEN
9'7 x 9'5 (2.92m x 2.87m)

OUTHOUSE

FIRST FLOOR LANDING

MASTER BEDROOM
12'10 x 10'5 (3.91m x 3.18m)

BEDROOM TWO
9'6 x 8'9 (2.90m x 2.67m)

BEDROOM THREE
8'10 x 7'3 (2.69m x 2.21m)

SHOWER ROOM
7'6 x 5'5 (2.29m x 1.65m)

EXTERNALLY

Dad's
SEAT

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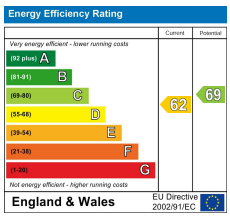
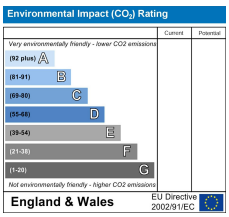
Strategic Marketing Plan

Dedicated Property Manager





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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 efficent 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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RICS

ARLA Association of Residential Letting Agents

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