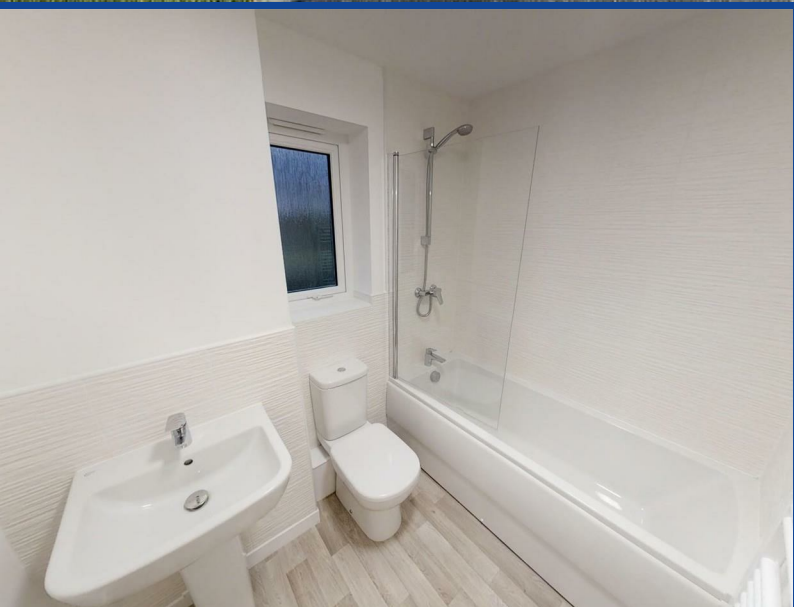




Salters Lane, Trimdon Village, TS29 6PU
3 Bed - House - Detached
£175,996

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DISCLAIMER: This property is part of the 'Discount Market Sales Home' affordable scheme & terms & conditions apply.

If interested please quote plot Plot 28

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 Birch is a three bedroom detached home which is ideal for couples and growing families alike. The entrance hallway has stairs to the first floor, ground floor cloaks/wc, spacious lounge with bi-fold doors to the rear garden & kitchen/dining area with a range of fitted wall & base units. The first floor landing boasts master bedroom with en-suite facilities, two further bedrooms, family bathroom & storage.

FOR MORE INFORMATION PLEASE CONTACT ROBINSONS SEDGEFIELD ON 01740 621777.

ENTRANCE HALLWAY

W/C

LOUNGE

15'11 x 10'6 (4.85m x 3.20m)

KITCHEN/DINER

15'11 x 8'7 (4.85m x 2.62m)

MASTER BEDROOM

12'6 x 9'10 (3.81m x 3.00m)

EN-SUITE

8'5 x 5'10 (2.57m x 1.78m)

BEDROOM TWO

9'7 x 8'8 (2.92m x 2.64m)

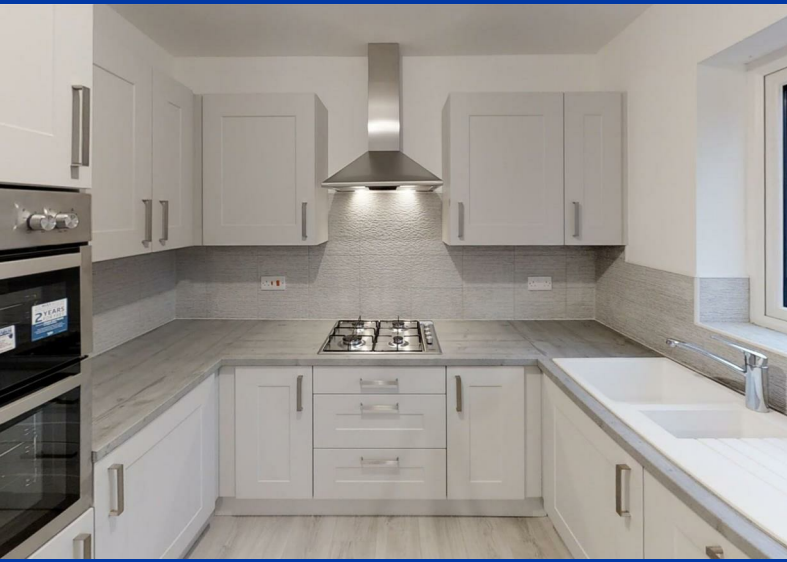
BEDROOM THREE

13'6 x 7'0 (4.11m x 2.13m)

BATHROOM

7'6 x 7'0 (2.29m x 2.13m)

EXTERNALLY



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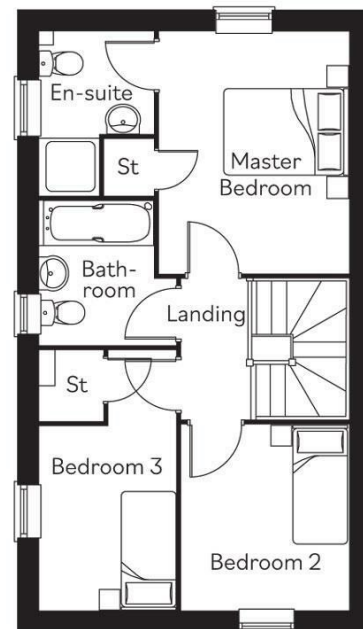
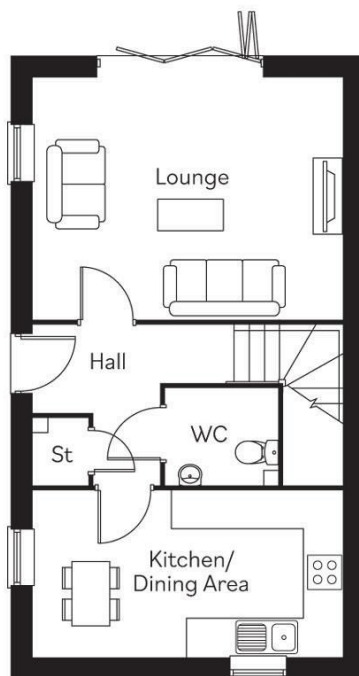
Surveys and EPCs

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			
66-80 kWh/m²/yr C			
51-65 kWh/m²/yr D			
36-50 kWh/m²/yr E			
21-35 kWh/m²/yr F			
6-20 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			
66-80 g/m²/yr C			
51-65 g/m²/yr D			
36-50 g/m²/yr E			
21-35 g/m²/yr F			
6-20 g/m²/yr G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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