

Down Terrace, Trimdon Grange, TS29 6HH
3 Bed - House - End Terrace
£84,995

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An absolute credit to its current owners; it is with pleasure that we offer to the market this larger than average sized, end-terraced house with three bedrooms plus additional loft space on Down Terrace, within the heart of Trimdon Grange. This deceptively spacious property has been a loving family home for many years & is the perfect purchase for first time buyers/young families or potentially those looing to downsize. Having easy access to all of the immediate amenities offered within the area & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this well proportioned home also benefits from gas central heating via a combi boiler, double glazing & we have also been advised by the current vendors that a new roof was installed in 2024. In brief this lovely property comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge (measuring 14ft approximately) with window to front elevation, separate dining room, kitchen with a range of fitted wall & base units, rear lobby with access to rear & a larger than average ground floor bathroom with three piece suite. The first floor landing boasts three bedrooms & stairway access to a useful loft space (which measures 17ft x 16ft approximately). Externally, the property enjoys an enclosed, well maintained garden to the front which is largely laid to lawn whilst to the rear, there is an enclosed yard area. We strongly recommend thorough internal inspection in order to fully appreciate the style, space, layout & size of this impressive residence for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
14'7 x 11'5 (4.45m x 3.48m)

DINING ROOM
15'0 x 11'8 (4.57m x 3.56m)

KITCHEN
8'2 x 7'3 (2.49m x 2.21m)

REAR LOBBY

FAMILY BATHROOM
11'1 x 9'7 (3.38m x 2.92m)

FIRST FLOOR LANDING

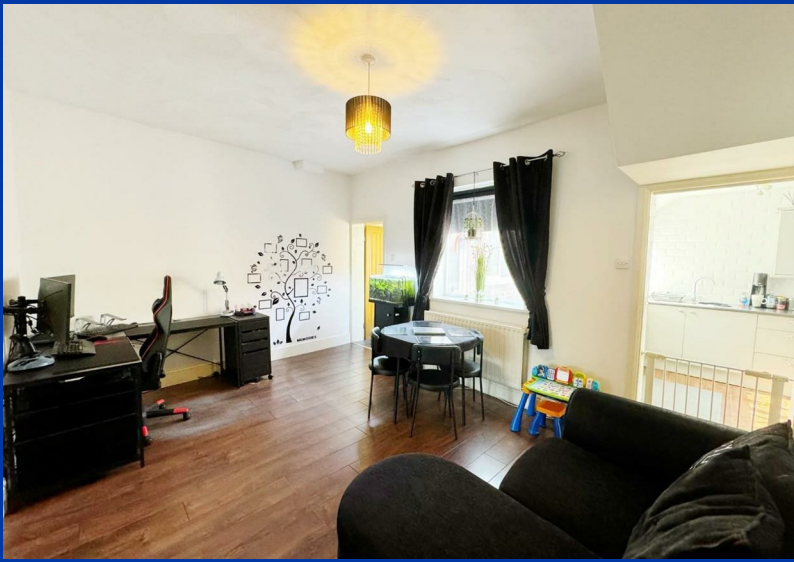
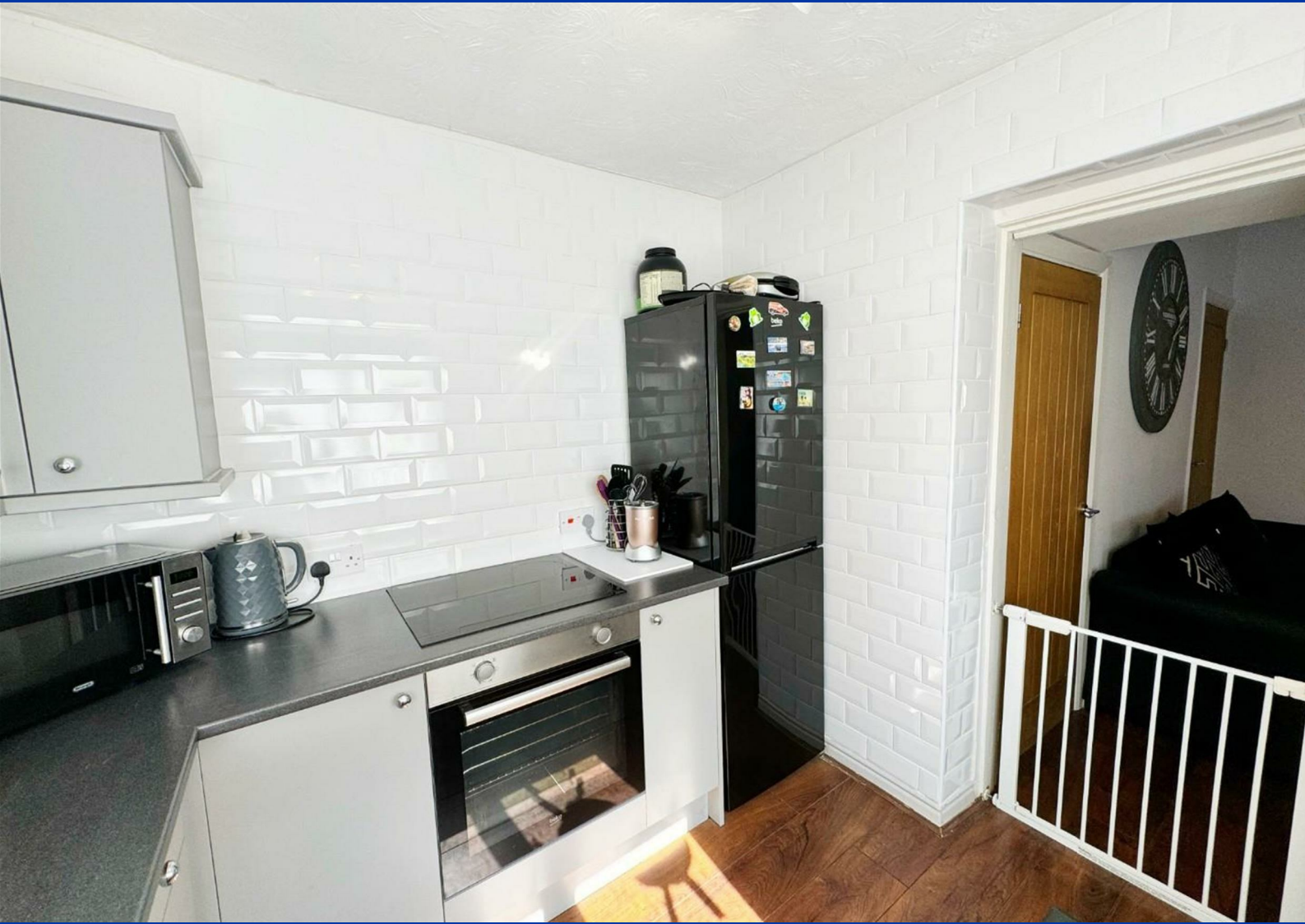
MASTER BEDROOM
12'2 x 8'7 (3.71m x 2.62m)

BEDROOM TWO
8'7 x 8'0 (2.62m x 2.44m)

BEDROOM THREE
11'1 x 9'7 (3.38m x 2.92m)

LOFT SPACE
17'0 x 16'0 (5.18m x 4.88m)

EXTERNALLY



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-60kWh G			
Not energy efficient - higher running costs	1-20kWh		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-60kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		
England & Wales		EU Directive 2002/91/EC	

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