



**Rothbury Close, Trimdon Grange, TS29
6PD
2 Bed - Bungalow - Detached
£155,000**

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Nestled beautifully within the heart of Trimdon Grange, we are delighted to offer to the market with no onward chain; this exceptionally well presented detached bungalow with two bedrooms on Rothbury Close. This deceptively spacious residence boasts a re-fitted kitchen & a re-fitted bathroom, boasts a neutral decor throughout & is the perfect purchase for clients seeking that 'move-in ready' home. Having easy access to all of the local 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 combi boiler & double glazing throughout. In brief, this lovely property comprises: Welcoming entrance hallway, an impressive lounge/dining area (measuring 19ft approximately) with bow window to front elevation, re-fitted kitchen with a range of fitted wall & base units, two bedrooms (the master bedroom having fitted wardrobes), re-fitted shower room & conservatory enjoying views to the rear. Externally, the property enjoys a superb sized, enclosed rear garden which is largely laid to lawn whilst the front garden is open aspect with driveway to side providing off road parking. This is a remarkable home & we thoroughly encourage full internal inspection in order to fully appreciate its style, space & layout.

FREEHOLD
EPC Rating: E
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE / DINING AREA
19'5 x 10'3 (5.92m x 3.12m)

RE-FITTED KITCHEN
10'0 x 8'4 (3.05m x 2.54m)

MASTER BEDROOM
13'0 x 10'3 (3.96m x 3.12m)

BEDROOM TWO
7'7 x 8'4 (2.31m x 2.54m)

CONSERVATORY
6'7 x 17'4 (2.01m x 5.28m)

RE-FITTED SHOWER ROOM

EXTERNALLY

DICLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or

appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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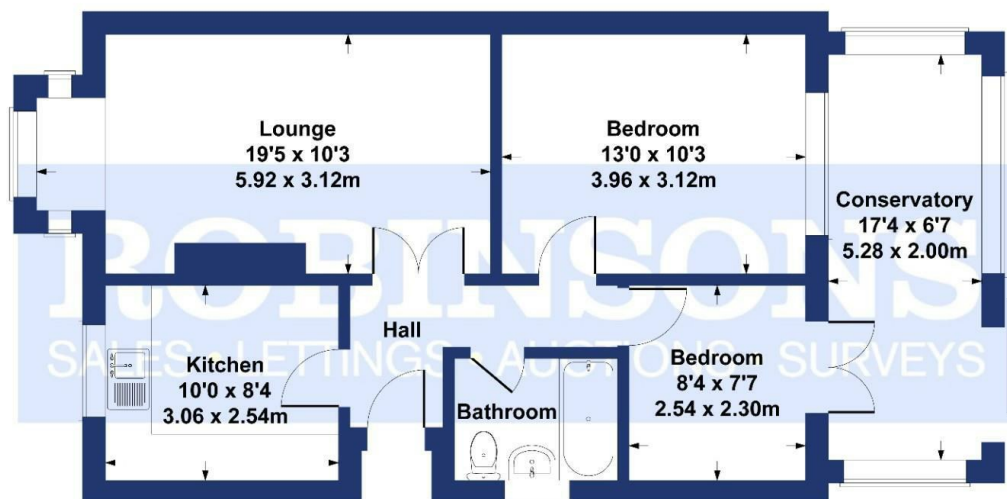
Strategic Marketing Plan

Dedicated Property Manager

Rothbury Close, Trimdon Grange, TS29 6PD

Approximate Gross Internal Area

700 sq ft - 65 sq m



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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

DURHAM

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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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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