



**Northside Buildings, Trimdon Grange, TS29  
6HW**

**3 Bed - House - Terraced**

**£99,950**

**ROBINSONS**  
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We are delighted to offer to the market with no onward chain; this deceptively spacious three bedroom terraced house on Northside Buildings, pleasantly positioned within the heart of Trimdon Grange. This tastefully decorated residence would be the perfect purchase for first time buyers/young families or those looking to downsize. Having easy access to all of the local amenities offered in & around the immediate area & 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 well proportioned property comprises: Entrance porch through to a welcoming entrance hallway, spacious lounge(measuring 17ft approximately) with window to front elevation, a lovely open-plan kitchen/dining area with a range of fitted wall & base units & access through to a useful utility area. The first floor landing boasts three good sized bedrooms & a family bathroom with three piece suite. Externally, the property enjoys an enclosed yard to the rear. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this impressive home for sale.

#### **FREEHOLD**

Council Tax Band: A

EPC Rating: D

#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

17'2 x 13'10 (5.23m x 4.22m)

#### **KITCHEN / DINING AREA**

20'4 x 8'9 (6.20m x 2.67m)

#### **UTILITY ROOM**

9'3 x 5'11 (2.82m x 1.80m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

14'0 x 12'0 (4.27m x 3.66m)

#### **BEDROOM TWO**

12'0 x 9'0 (3.66m x 2.74m)

#### **BEDROOM THREE**

10'0 x 8'2 (3.05m x 2.49m)

#### **BATHROOM**

8'1 x 5'9 (2.46m x 1.75m)

#### **EXTERNALLY**

#### **DISCLAIMER**

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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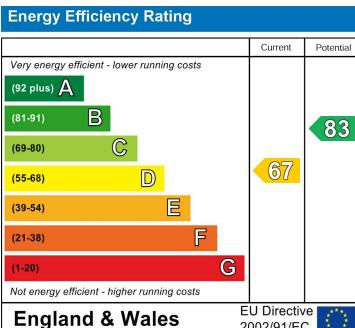
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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.

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