



## Russell Crescent

Trimdon Station, TS29 6BJ

Asking Price £55,000



AN IDEAL INVESTMENT OR FIRST HOME ... Hunters are delighted to present to the market this two bedroom semi detached house which includes a lovely south west facing enclosed rear garden and ample off street parking. Situated within reach of local amenities, schools and the A181 which interconnects with both the A19 and A1, this wonderful home is ideal for purchasers with a need to commute to Durham City, Teesside or Sunderland. The accommodation briefly comprises of both gas central heating and double glazing, a lounge, dining kitchen with an adjoining utility area. To the first floor there are two well appointed bedrooms and a shower room W/c. Early viewings are recommended. "No Onward Chain".



### Hallway

A welcoming entrance hallway with staircase rising to the first floor and doors leading through to the main living space and kitchen. A practical space for coats/shoes and everyday storage.

### Lounge 14'10" x 11'6" (4.53m x 3.51m)

A generous front-facing reception room offering plenty of space for a full lounge suite. Finished with a feature fireplace creating a natural focal point, plus a large window providing good natural light.

### Dining Kitchen 14'10" x 8'5" (4.53m x 2.58m)

A spacious dining kitchen fitted with a range of wall and base units, ample worktop space, tiled splashbacks and inset sink unit beneath the window. There's room for a dining table, making it ideal for everyday family meals and entertaining.

### Utility 5'7" x 4'9" (1.71m x 1.46m)

A handy separate utility/boiler area with work surface, space/plumbing for appliances and an external door providing direct access outside—perfect for additional storage and keeping laundry separate.

### Landing

First floor landing providing access to both bedrooms and the bathroom, with loft access and space for a small storage unit if required.

### Master Bedroom 11'8" x 11'4" (3.57m x 3.47m)

A double bedroom with plenty of room for wardrobes and bedroom furniture, complemented by a window and radiator.

### Second Bedroom 11'9" x 11'8" (3.59m x 3.57m)

Another well-proportioned double bedroom, ideal for guests, children, or a home office setup, again offering space for wardrobes and additional furnishings.

### Family Bathroom

A practical wet-room style bathroom, finished with modern wall panelling and a frosted window for natural light and privacy. The suite includes a WC and wash hand basin, with a level-access showering area (ideal for ease of use), plus a radiator and space for additional storage if required.

### Outdoor Space

Externally the property benefits from a gated, block-paved frontage providing off-street parking. To the rear is a generous garden, mainly laid to lawn with mature borders and useful outbuildings/sheds—offering great potential for outdoor seating and further landscaping.

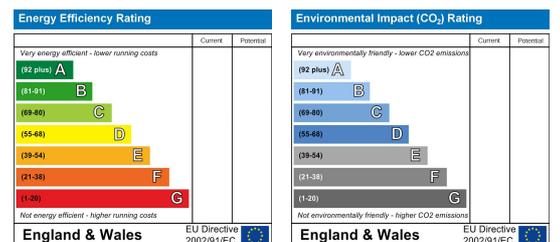
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.