



St. Albans Terrace, Trimdon Grange, TS29

6HB

3 Bed - House - Mid Terrace

£49,950

**ROBINSONS**  
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We are delighted to offer to the market with no onward chain; this deceptively spacious terraced house with three bedrooms pleasantly positioned on St. Albans Terrace, within the popular residential location of Trimdon Grange. This is an excellent opportunity for clients seeking a property which they can 'put their own stamp' on. Having easy access to all of the immediate amenities offered in & around Trimdon itself, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance lobby through to a lovely lounge (measuring 13ft approximately) with window to front elevation, separate dining area, kitchen with a range of fitted wall & base units, rear lobby with access to the rear yard & bathroom. The first floor landing boasts three bedrooms. Externally, the property enjoys an enclosed garden to the front & an enclosed yard to rear. We thoroughly recommend full internal inspection in order to fully appreciate the size, layout & potential of this impressive property for sale.

DISCLAIMER: Additional images will follow in the coming weeks.

FREEHOLD  
EPC Rating: D  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**LOUNGE**  
14'1 x 11'11 (4.29m x 3.63m)

**KITCHEN / DINING AREA**  
15'2 x 15'2 (4.62m x 4.62m)

#### **REAR LOBBY**

**BATHROOM**  
6'1 x 5'5 (1.85m x 1.65m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
11'10 x 10'7 (3.61m x 3.23m)

**BEDROOM TWO**  
11'2 x 7'8 (3.40m x 2.34m)

**BEDROOM THREE**  
8'0 x 6'11 (2.44m x 2.11m)

#### **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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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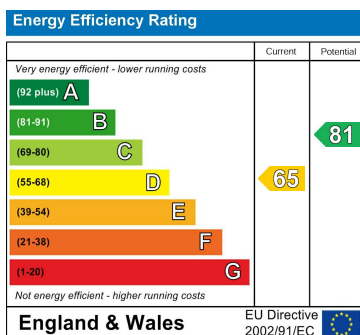
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## DURHAM

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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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