



**Rothbury Close**  
**Trimdon Station, TS29 6PD**

Guide Price £175,000

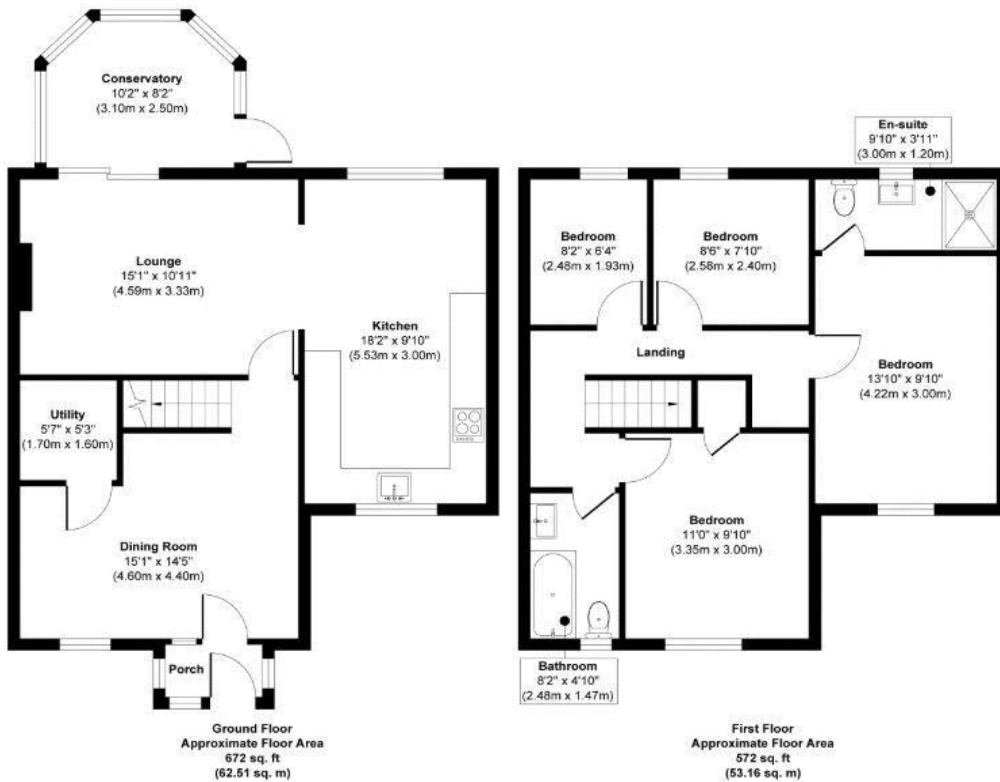
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## MAIN FEATURES:

- Well Presented Mid Terrace House
- Modern Fitted Kitchen/Breakfast Room & Separate Utility Room
- Lounge & Dining Room
- Conservatory
- Master Bedroom with En-suite
- Three Further Bedrooms & Family Bathroom/WC
- Good Size Front & Rear Gardens

Situated on the popular Rothbury Close in Trimdon Grange, this well-presented mid-terrace house offers an excellent investment opportunity for landlords, with a reliable, paying tenant already in situ. The property is thoughtfully laid out, featuring a modern fitted kitchen/breakfast room alongside a separate utility room, providing both style and practicality. A spacious lounge and separate dining room create versatile living and entertaining spaces, while the addition of a conservatory offers a bright and relaxing outlook onto the garden. Upstairs, the master bedroom benefits from its own en-suite, complemented by three further well-proportioned bedrooms and a contemporary family bathroom/WC, making the home ideal for growing families. Externally, the property boasts good-sized front and rear gardens, off-road parking, and a garage. Trimdon Grange is a well-connected and increasingly popular village, offering a peaceful residential setting with easy access to the A19 for commuting to Durham, Sunderland, and Hartlepool. The area benefits from local amenities, schools, and nearby countryside walks, appealing to long-term tenants. An attractive, ready-



**Approx. Gross Internal Floor Area 1244 sq. ft / 115.67 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

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