

Sunnyside Terrace, Trimdon Grange, TS29

6HF

3 Bed - House - Terraced

£69,950

**ROBINSONS**  
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Positioned pleasantly within the heart of Trimdon Grange, we are thrilled to offer to the market with no onward chain; this deceptively spacious terraced house with three bedrooms & additional loft space on Sunnyside Terrace. Whilst elements of the property do require some internal modernisation; this is the perfect purchase for clients seeking a property which they can 'put their own stamp on'. Having easy access to all of the immediate amenities offered in Trimdon itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing. In brief, this well proportioned property comprises: Welcoming entrance lobby with stairs to the first floor, a lovely open-plan lounge/dining area (measuring 22ft approximately) with further access through to a spacious conservatory overlooking the front garden, breakfasting kitchen (measuring 22ft approximately) with a range of fitted wall & base units & further access into a utility area & useful ground floor cloaks/wc. The first floor landing boasts three bedrooms & a re-fitted shower room. The second bedroom proves stairs the the loft space (which measures 16ft approximately). Externally, the property enjoys a superb sized, enclosed garden to the front which is largely laid to lawn, whilst an enclosed yard is situated to the rear. We highly recommend full internal inspection in order to fully appreciate the style, standard, space & layout of this impressive property for sale.

FREEHOLD  
EPC Rating: D  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**LOUNGE / DINING AREA**  
22'2 x 15'0 (6.76m x 4.57m)

**CONSERVATORY**  
11'6 x 10'8 (3.51m x 3.25m)

**BREAKFASTING KITCHEN**  
22'3 x 6'2 (6.78m x 1.88m)

**UTILITY**  
5'0 x 4'8 (1.52m x 1.42m)

#### **CLOAKS/WC**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'6 x 10'7 (3.81m x 3.23m)

**BEDROOM TWO**  
11'11 x 9'11 (3.63m x 3.02m)

**BEDROOM THREE**  
9'8 x 7'9 (2.95m x 2.36m)

**SHOWER ROOM**  
7'8 x 5'0 (2.34m x 1.52m)

**LOFT SPACE**  
16'2 x 10'2 (4.93m x 3.10m)

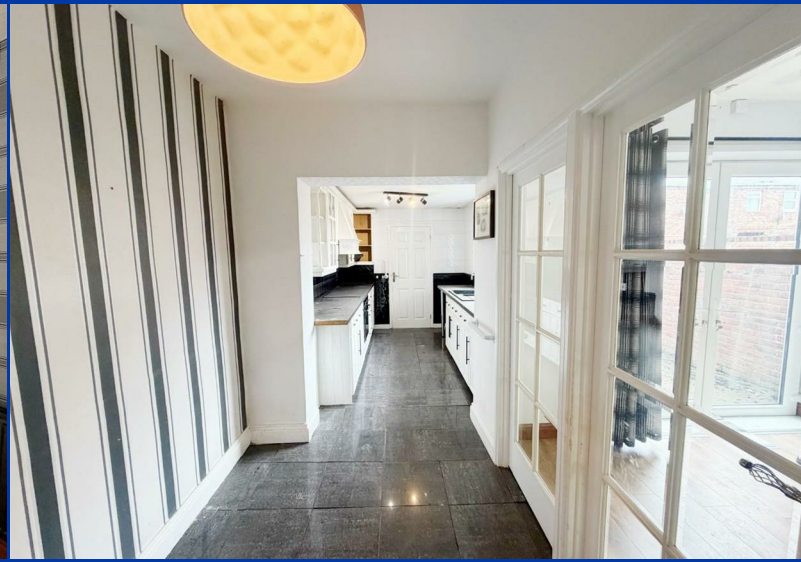
#### **EXTERNALLY**

#### **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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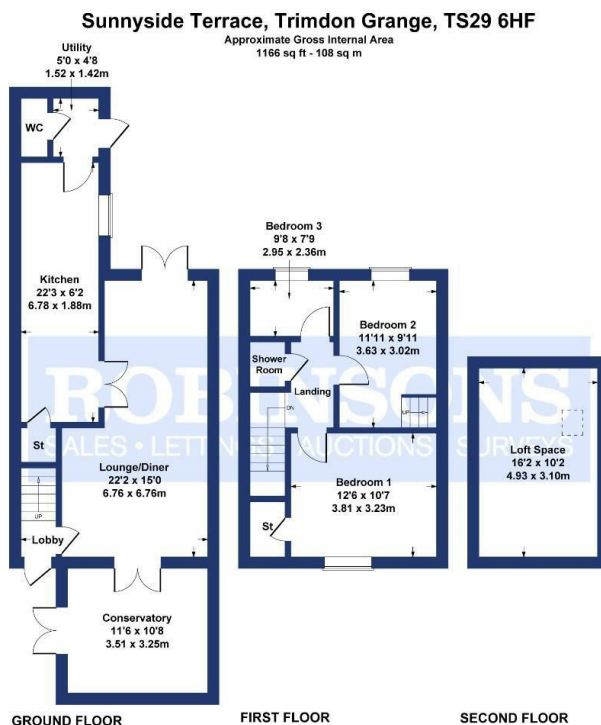
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>73</b>
(55-68) <b>D</b>	<b>61</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

## DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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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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