Sunnyside Terrace, Trimdon Grange, TS29 6HF

2 Bed - House - Semi-Detached

£114,950

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

An absolute credit to its current owners; we are thrilled to offer to the market this exceptionally well presented, extended semi detached house with two double bedrooms pleasantly positioned on Sunnyside Terrace, within the popular, family orientated location of Trimdon Grange. Maintained to a superb standard throughout, this well proportioned property has been a loving home for many years & is the perfect purchase for clients seeking that 'move-in ready' residence. Occupying an outstanding plot with gardens to front side & rear, the property has easy access to all of the immediate amenities offered in & around Trimdon itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this tastefully decorated home comprises: Entrance door into an open-plan kitchen/dining area with a range of fitted wall & base units, lovely lounge (measuring 14ft x 12ft approximately) with further access through to a garden room (measuring 15ft x 8ft approximately) which enjoys views over the beautiful gardens. The inner hallway boasts stairs to the first floor. The first floor landing leads to two double bedrooms & family bathroom with modern three piece suite. externally, the beautiful gardens have been incredibly well maintained, with paved patio & lawned areas with garden shed to remain & useful off street parking. Only via thorough internal inspection can the style, quality, space & layout of this remarkable home be fully appreciated.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE INTO:

KITCHEN / DINING AREA
18'4 x 7'4 (5.59m x 2.24m)

LOUNGE
14'6 x 12'1 (4.42m x 3.68m)

GARDEN ROOM
15'2 x 8'7 (4.62m x 2.62m)

INNER LOBBY

FIRST FLOOR LANDING

MASTER BEDROOM
12'0 x 11'0 (3.66m x 3.35m)

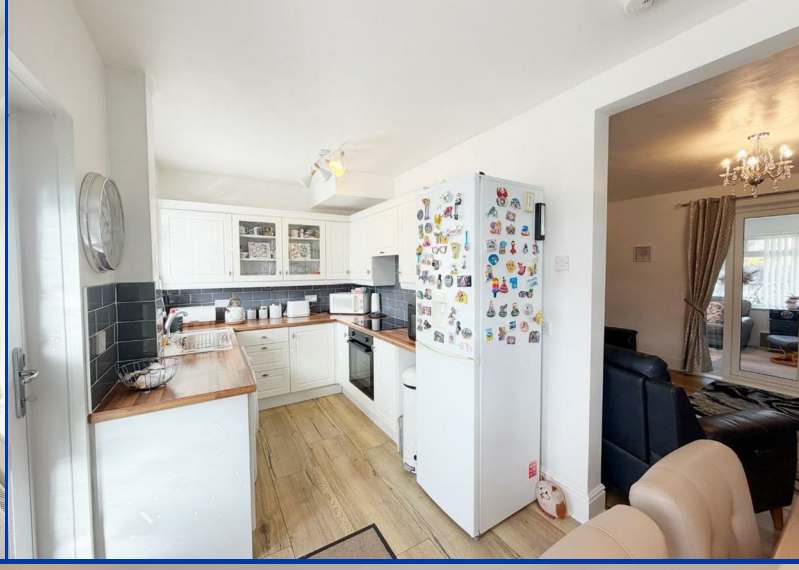
BEDROOM TWO
9'11 x 8'4 (3.02m x 2.54m)

BATHROOM
6'2 x 5'1 (1.88m x 1.55m)

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

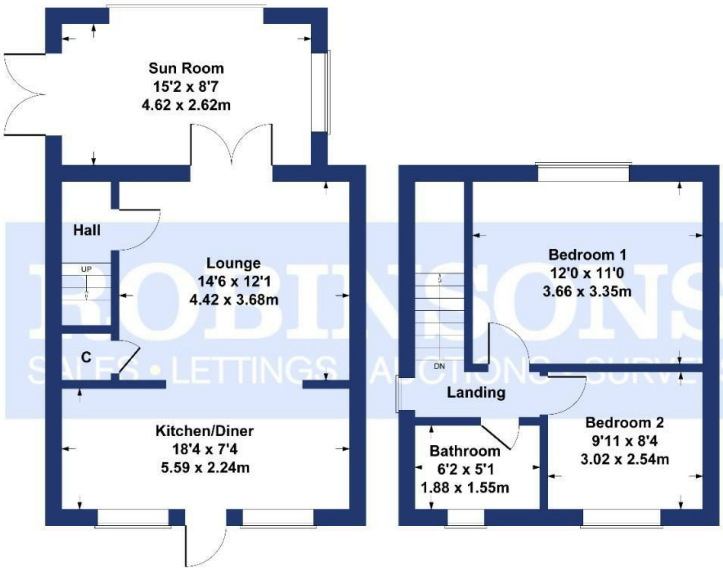
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Sunnyside Terrace, Trimdon Grange, TS29 6HF

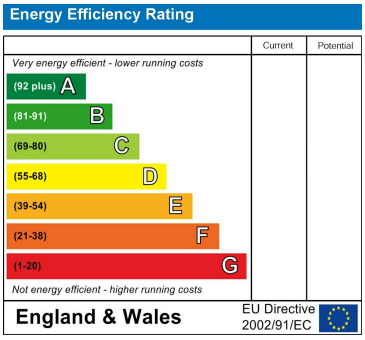
Approximate Gross Internal Area
842 sq ft - 78 sq m



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.

Produced by Potterplans Ltd. 2026



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

ROBINSONS
SALES • LETTINGS • AUCTIONS