

**STUART
EDWARDS**



Station Road West

, Trimdon Station TS29 6BP

- MID TERRACED HOUSE
- LOUNGE & DINING ROOM
- BATHROOM WITH BATH & SEPARATE SHOWER CUBICLE
- ON STREET PARKING
- 3 BEDROOMS
- KITCHEN & UTILITY AREA
- ENCLOSED REAR YARD
- NO ONWARD CHAIN

Asking Price £54,950

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

Affordably priced spacious mid terraced house, a perfect first time buyer property or investment opportunity.
Accessed via a UPVC entrance door to the lobby and hallway with doors to the lounge with feature fireplace, dining room and fitted kitchen with utility area.
Stairs from the hallway lead to the first floor landing with loft access, 3 bedrooms and a family bathroom suite with bath and electric shower.
Externally there's on street parking and an enclosed yard to the rear.
Benefiting from gas central heating with radiators to all rooms and UPVC double glazing throughout.
Available with no onward chain, viewings are recommended.

ENTRANCE LOBBY

UPVC entrance door leading to entrance lobby.

HALLWAY

Radiator and stairs with under stair cupboard leading to the first floor landing.

LOUNGE

13'07 x 12'07
Wood feature fire surround with inset electric fire, radiator and dado rail.

DINING ROOM

14'09 x 10'04
Dado rail and Adam style feature fire surround with marble effect hearth and inset gas fire.

KITCHEN

11'11 x 6'05
Range of wall and floor units with contrasting worktops. Radiator.

UTILITY AREA

Stainless steel sink and drainer unit with mixer tap and plumbed for automatic washing machine.

FIRST FLOOR LANIDNG

With loft access

BEDROOM 1

13'01 x 9'02
Radiator.

BEDROOM 2

10'03 x 14'08
Radiator.

BEDROOM 3

9'11 x 7'01
Radiator.

BATHROOM

Low level wc, pedestal wash hand basin, panel bath , separate shower cubicle with electric shower, radiator and half tiled walls.

ENCLOSED REAR YARD

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.