





Newlands Commercial Street, Trimdon Colliery, Trimdon Station, TS29 6AD

manners & harrison

welcome to

Newlands Commercial Street, Trimdon Colliery Trimdon Station

This ultra-modern and deceptively spacious three-bedroom terraced home is pleasantly positioned within easy reach of a range of local amenities and offers stylish, well-presented accommodation throughout.

Entrance Hall
Entered via UPVC double glazed door, laminate flooring, built in cloaks cupboard, feature wood panelled wall, door leading into the lounge.

Lounge
UPVC double glazed window to front, radiator, laminate flooring, feature media wall with inset space for TV, inset ethanol fire, wall niches with feature downlights and feature tiled backings, feature wood panelled wall, TV point, door leading into kitchen/diner.

Kitchen / Diner
UPVC double glazed window to rear, laminate flooring, space for dining table, door leading to the rear lobby, door leading to inner hallway, space for freestanding American style fridge freezer, beautiful range of blue wall and base units with complementing marble effect working surfaces, feature tiled splashback, inset electric oven, 4 ring electric hob with designer extractor over, plumbing and recess for undercounter dishwasher, black inset 1. 1/2 bowl sink/drainer with swan neck mixer tap, built in understairs storage cupboard.

Rear Lobby
Used as a utility, plumbing and recess for washing machine, tiled flooring, tiled walls, UPVC double glazed door to side, radiator, door leading to downstairs WC.

Downstairs W C
UPVC double glazed window to side, low level low flush WC, wall mounted wash hand basin with tiled splashback, radiator, tiled flooring.

Inner Lobby
Built in storage cupboard, stairs leading to first floor.

First Floor Landing
Feature wood panelled walls, doors leading to all principle rooms, loft hatch access.

Bedroom 1
UPVC double glazed window to rear, radiator, 2 built in storage cupboards.

Bedroom 2
UPVC double glazed window to front, radiator, built in corner storage with built in shelving and overbed storage, wall mounted main combination boiler.

Bedroom 3
UPVC double glazed window to front, radiator.

Family Bathroom
UPVC double glazed window to rear, radiator, vinyl flooring, low level low flush WC, wash hand basin with mixer tap, panelled bath with mixer tap and shower over with rainfall shower head and handheld attachment, radiator, spotlights to ceiling.

Externally

Front
On street Parking.

Rear Garden/Land
Wall and fence enclosed, wood built shed and dog kennel, wooden door that leads to the rear, over the road is a triple width block paved driveway (included on a separate title) fence enclosed, decking area, lawned area and slate bed area.

Garage
Up and over door.









Agents Notes
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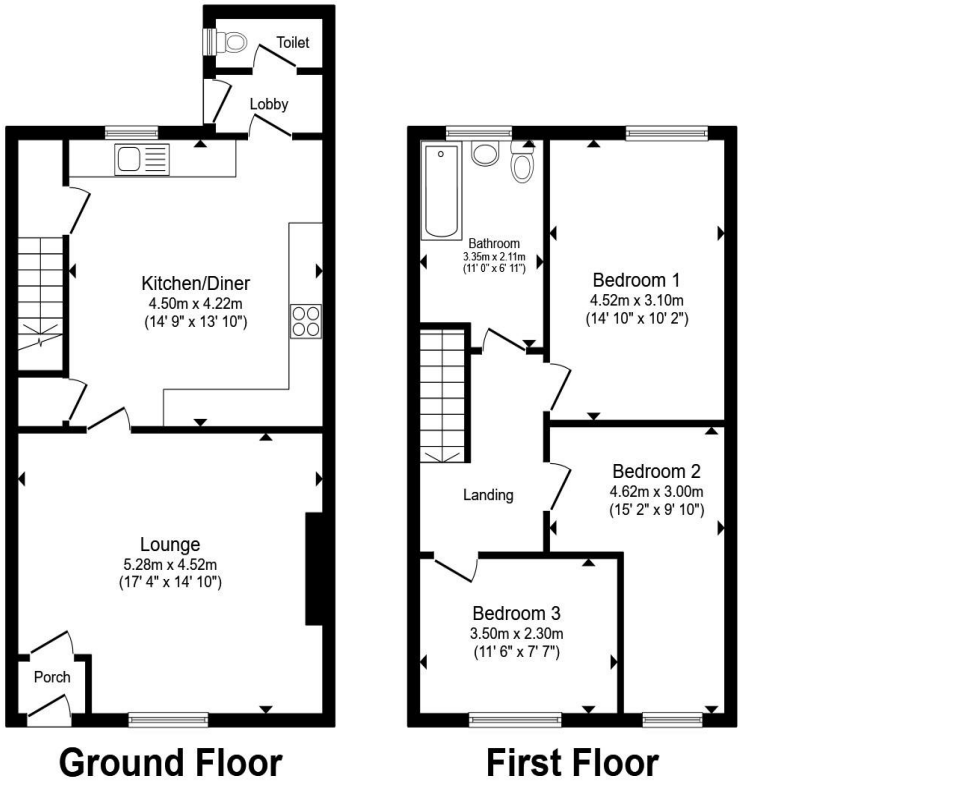
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- CLOSE TO LOCAL AMENITIES
- DOWNSTAIRS WC
- THREE BEDROOMS
- REAR GARDEN
- DETACHED GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£110,000



Total floor area 102.1 m² (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
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