





Myrtle Grove, Trimdon, TS29 6PZ
3 Bed - House - Semi-Detached
£129,950

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Boasting a spectacular, South-facing rear garden; we are delighted to present to the market with no onward chain this exceptionally well presented, three bedroom semi detached house, pleasantly positioned on Myrtle Grove, within the highly sought-after, family friendly location of Trimdon Village. This immaculate residence offers the perfect blend of style, comfort & practicality, making it an ideal purchase for first time buyers, young families or those seeking a beautifully maintained home with generous outdoor space. Enjoying easy access to the local amenities offered in & around Trimdon itself, alongside excellent commuting links to Durham City, Darlington & Teesside, the property further benefits from gas central heating via a combi boiler & double glazing throughout.
In brief, this deceptively spacious home comprises: A welcoming lounge measuring approximately 18ft x 11ft with window to front elevation, a lovely open-plan kitchen/dining area featuring a range of fitted wall & base units, together with access to a useful utility room/outhouse. The first floor landing leads to three well proportioned bedrooms, two of which are doubles, & an impressive family bathroom complete with a modern three piece suite. Externally, the property truly excels! To the rear lies a spectacular sized, enclosed South-facing garden, predominantly laid to lawn, offering an outstanding space for families, outdoor entertaining & enjoying the sunshine. To the front, a driveway provides off-road parking for two vehicles. We thoroughly recommend full internal inspection to fully appreciate the presentation, generous proportions & superb outdoor space offered by this desirable home.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE INTO:

LOUNGE
18'2 x 11'11 (5.54m x 3.63m)

OPEN-PLAN KITCHEN/DINING AREA
18'2 x 10'3 (5.54m x 3.12m)

OUTHOUSE/UTILITY AREA
16'5 x 5'10 (5.00m x 1.78m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'1 x 11'3 (3.68m x 3.43m)

BEDROOM TWO
11'8 x 10'5 (3.56m x 3.18m)

BEDROOM THREE
8'5 x 7'5 (2.57m x 2.26m)

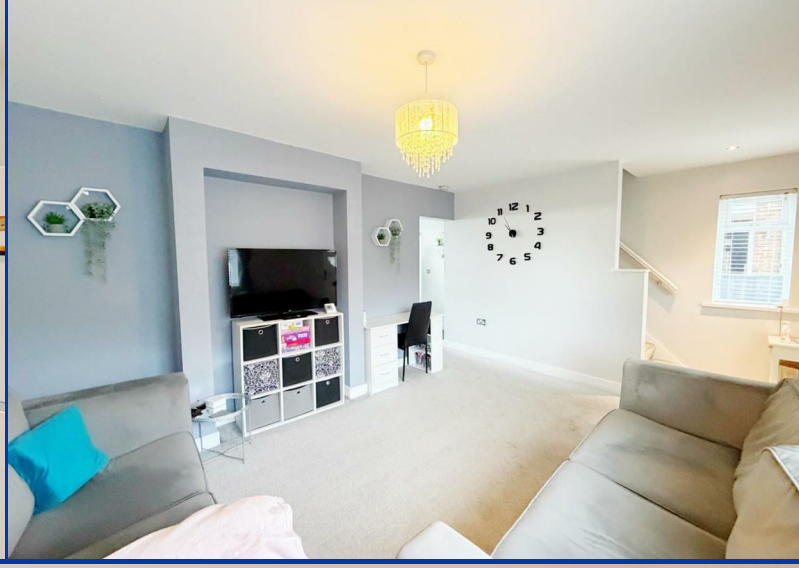
FAMILY BATHROOM
7'4 x 6'1 (2.24m x 1.85m)

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.











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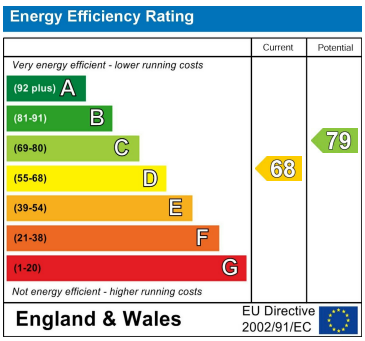
Strategic Marketing Plan

Dedicated Property Manager

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FLOOR PLAN COMING SOON

We are preparing the floor plan and it will be available shortly.



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