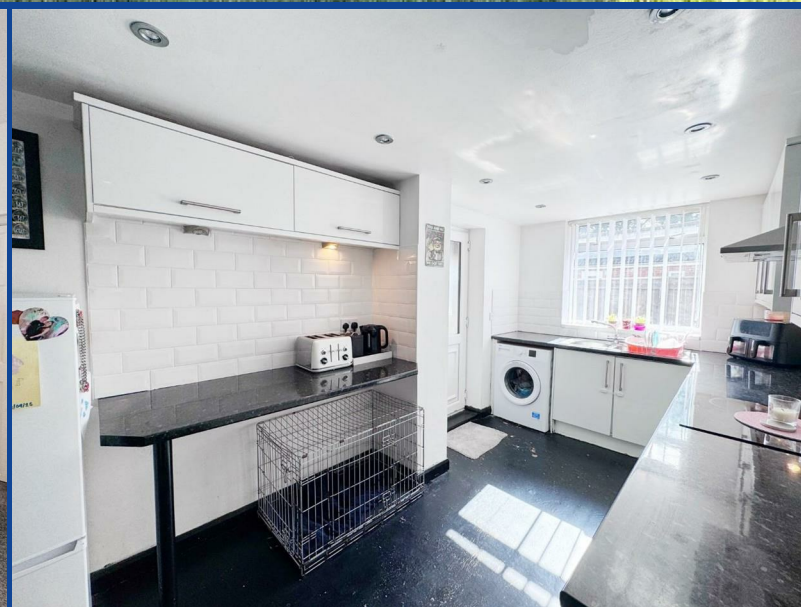




Sunnyside Terrace, Trimdon Grange, TS29
6HF
2 Bed - House - Semi-Detached
Reduced £92,500

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An ideal purchase for the young family/first time buyers; we are delighted to offer to the market with no onward chain; this significantly extended semi detached house with two double bedrooms on Sunnyside Terrace, within the popular, family orientated location of Trimdon Grange. With easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road links & bus routes leading to Durham City, Darlington & Teeside, this deceptively spacious residence also benefits from gas central heating via a combi boiler, double glazing & CCTV externally. In brief, this tastefully decorated home comprises: welcoming entrance lobby with stairs to the first floor, an impressive lounge / dining area (measuring 20ft approximately) which runs the depth of the property & has windows to both front & rear elevations, kitchen with a range of fitted wall & base units & access into a tremendous sized summer room (which was formerly the garage) measuring 20ft (approximately). The first floor landing boasts two double bedrooms & a family bathroom with three piece suite. Externally, this lovely home enjoys an enclosed garden to the rear whilst to the front, there is a courtyard style garden with driveway providing off road parking. We thoroughly recommend internal inspection in order to fully appreciate the style, size & layout of this generously proportioned home for sale.

EPC Rating: D
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE / DINING ROOM

14'6 x 27'9 (4.42m x 8.46m)

KITCHEN

8'0 x 14'7 (2.44m x 4.45m)

SUMMER ROOM

14'9 x 20'0 (4.50m x 6.10m)

FIRST FLOOR LANDING

MASTER BEDROOM

15'4 x 10'11 (4.67m x 3.33m)

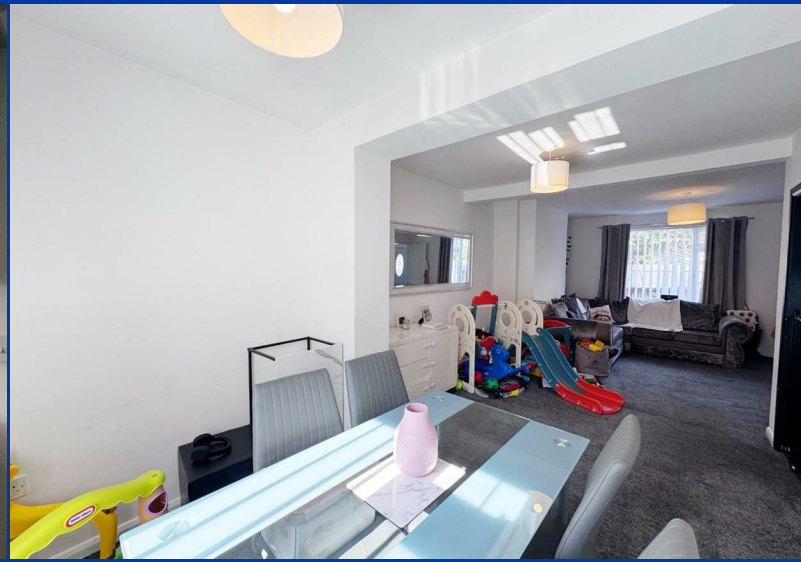
BEDROOM TWO

12'0 x 8'2 (3.66m x 2.49m)

BATHROOM

6'2 x 5'2 (1.88m x 1.57m)

EXTERNALLY



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
1313 sq ft - 122 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		66	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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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 efficient 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.

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