



**Myrtle Grove, Trimdon Village, TS29 6PZ**  
**3 Bed - House - Semi-Detached**  
**£119,995**

**ROBINSONS**  
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Boasting this spectacular sized, enclosed South-facing garden to the rear; we are delighted to offer to the market this exceptionally well presented three bedroom semi detached house, pleasantly situated on Myrtle Grove, within the highly sought after, family orientated location of Trimdon Village. This immaculate home is the perfect purchase for a range of purchasers including first time buyers or those looking to downsize. Having easy access to all of the local 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 from gas central heating & double glazing throughout. In brief, this well proportioned home comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge (measuring 12ft x 11ft approximately) with window to front elevation, a stunning, open-plan kitchen/dining area with a range of fitted wall & base units & access to a useful utility area. The first floor landing boasts three bedrooms & family bathroom with modern three piece suite. Externally, the property enjoys a lovely sized, enclosed, South-facing garden to the rear which is largely laid to lawn. We thoroughly recommend full internal inspection in order to appreciate the style, space, quality & layout of this desirable home for sale.

FREEHOLD  
EPC Rating: D  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

**LOUNGE**  
12'0 x 11'11 (3.66m x 3.63m)

**KITCHEN / DINING AREA**  
18'1 x 10'11 (5.51m x 3.33m)

#### **UTILITY ROOM**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
11'2 x 10'6 (3.40m x 3.20m)

**BEDROOM TWO**  
11'2 x 10'10 (3.40m x 3.30m)

**BEDROOM THREE**  
9'1 x 7'3 (2.77m x 2.21m)

**BATHROOM**  
7'0 x 6'0 (2.13m x 1.83m)

#### **EXTERNALLY**

#### **DISCLAIMER**

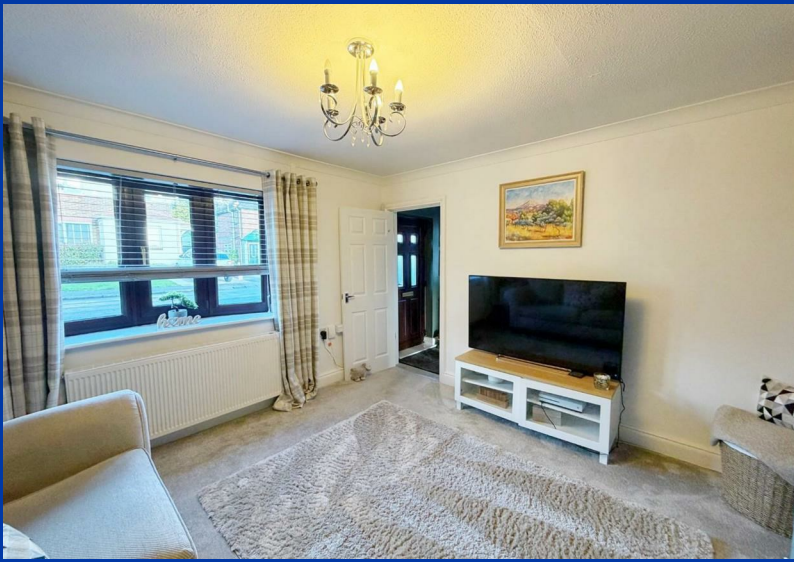
Our details have been compiled in good faith using publicly

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks







# OUR SERVICES

Mortgage Advice

Conveyancing

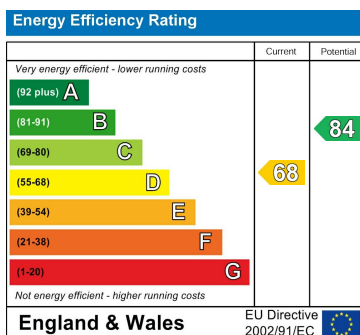
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## DURHAM

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@robinsonscs.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@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.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 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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk  
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