

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

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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



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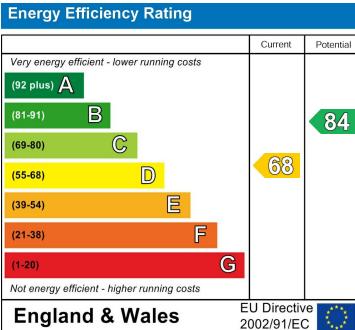
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## DURHAM

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DH1 3HL

T: 0191 386 2777 (Sales)

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## 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@robinsonsccls.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@robinsonspennymoor.co.uk

## SEDGEFIELD

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

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