



Hartoft Square, Trinity Square, TS26 8GB
3 Bed - House - Mid Terrace
Offers In The Region Of £117,000

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****WAS £120,000** A MODERN TOWN HOUSE WHICH IS SPREAD OVER THREE FLOORS AND PROVIDES CONTEMPORARY OPEN PLAN LIVING TO THE GROUND FLOOR **** A most impressive three bedroom mid terraced house which forms part of the Trinity Square development. This three storey property is located in a cul de sac position making this ideal for young families, etc. The home was built by Yuill Homes to their popular 'Salisbury' design which has a contemporary open plan living/eating and cooking area to the ground floor. It is warmed by gas central heating with radiators to all rooms and has uPVC double glazing. The floor plan briefly comprises: entrance hall, cloakroom/WC fitted with a white suite and an open plan lounge/dining/kitchen area, the kitchen area being fitted with modern units and includes a built-in oven, hob and extractor, the lounge having French doors leading to the rear garden. Located to the first floor are two bedrooms, with the master bedroom having a built-in triple wardrobe and an en suite shower room/WC which has a white suite with a double shower cubicle, and a family bathroom/WC which also has a white suite. A staircase from the landing leads to the second floor with a large second bedroom which has a built-in wardrobe. Externally, to the front of the property is a driveway for off street car parking, whilst to the rear of the property is a lawned garden.





GROUND FLOOR

ENTRANCE HALL

Entrance door with double glazed inserts, turned staircase to first floor.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with mixer tap, white tiling to splashback, close coupled WC, extractor fan.

OPEN PLAN LOUNGE/KITCHEN/BREAKFAST AREA

LOUNGE AREA

16'9 x 14'10 overall (5.11m x 4.52m overall)

Large built-in storage cupboard, fitted breakfast bar, French doors to rear garden.

KITCHEN AREA

8' x 7'11 overall (2.44m x 2.41m overall)

Fitted with an excellent range of 'maple' style base, wall and drawer units with 'marble' effect working surfaces with matching splashback incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, matching double width 'chimney' style canopy housing illuminated re-circulating fan above, space with plumbing for automatic washing machine (machine excluded).

FIRST FLOOR

LANDING

Staircase to second floor, built-in storage cupboard.

BEDROOM 1 (rear)

8'9 x 10'7 overall (2.67m x 3.23m overall)

Built-in triple wardrobe, built-in cupboard housing Potterton gas fired central heating boiler.

EN SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising:

double shower cubicle with chrome mains shower fitting, pedestal wash hand basin with mixer tap, close coupled WC, attractive tiling to splashback, extractor fan.

BEDROOM 3 (front)

6'8 x 7'8 overall (2.03m x 2.34m overall)

FAMILY BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap, pedestal wash hand basin, close coupled WC, beige coloured tiling to splashback, extractor fan.

SECOND FLOOR

BEDROOM 2

16'6 into both dormers x 11'4 overall (5.03m into both dormers x 3.45m overall)

Large built-in wardrobe, hatch to loft space.

OUTSIDE

To the front of the property is a driveway for off street car parking. The enclosed rear garden is laid mainly to lawn.

NB 1

Photographs were taken prior to a tenancy, is due to vacate in October 2021.

NB 2

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

TENURE

We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.

COUNCIL TAX BAND: B





