



Grange Terrace, Trimdon Grange, TS29 6EU
3 Bed - House - End Terrace
£105,000

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Boasting stunning views of the neighbouring fields; it is with pleasure that we offer to the market this deceptively spacious three bedroom end-terraced house situated pleasantly on Grange Terrace, within the popular, family orientated location of Trimdon Grange. This impressive home has been extremely well maintained by its current owners, has been a loving family home for many years & offers more than ample living accommodation for the young family / first time buyers. Constructed in roughly 1895, this tastefully decorated residence boasts many original features such as high ceilings & well proportioned rooms, but has undergone improvements throughout the years which include 2011 re-fitted double glazing, a 2007 re-fitted family bathroom & the addition of a beautiful multi-fuel burner in the lounge. Having easy access to all of the local amenities offered in & around Trimdon Grange & the surrounding villages, the property is within a 5 minute drive into Sedgfield, has excellent commuting links to both the A1(M) & the A19 & benefits further from gas central heating throughout. This well appointed property briefly comprises: entrance lobby through to a spectacular 17ft (approximately) lounge, an equally as spacious kitchen / dining room with stairs to the first floor & a rear lobby with stable door to the rear elevation. The first floor landing provides access through to the three bedrooms; two of which are excellent sized doubles (& the master boasting fitted wardrobes) & the re-fitted family bathroom with modern four piece suite. Externally, the property enjoys an enclosed yard to rear with gates providing parking for two vehicles whilst there is a further enclosed garden area to the front. We encourage thorough internal inspection in order to fully appreciate the style, space, standard, layout & size of this immaculate home for sale.



ENTRANCE LOBBY

LOUNGE

17'5 x 16'8 (5.31m x 5.08m)

KITCHEN / DINING ROOM

17'5 x 13'8 (5.31m x 4.17m)

REAR LOBBY

FIRST FLOOR LANDING

MASTER BEDROOM

12'0 x 10'10 (3.66m x 3.30m)

BEDROOM TWO

13'9 x 10'3 (4.19m x 3.12m)

BEDROOM THREE

9'0 x 6'3 (2.74m x 1.91m)

RE-FITTED BATHROOM

9'3 x 6'10 (2.82m x 2.08m)

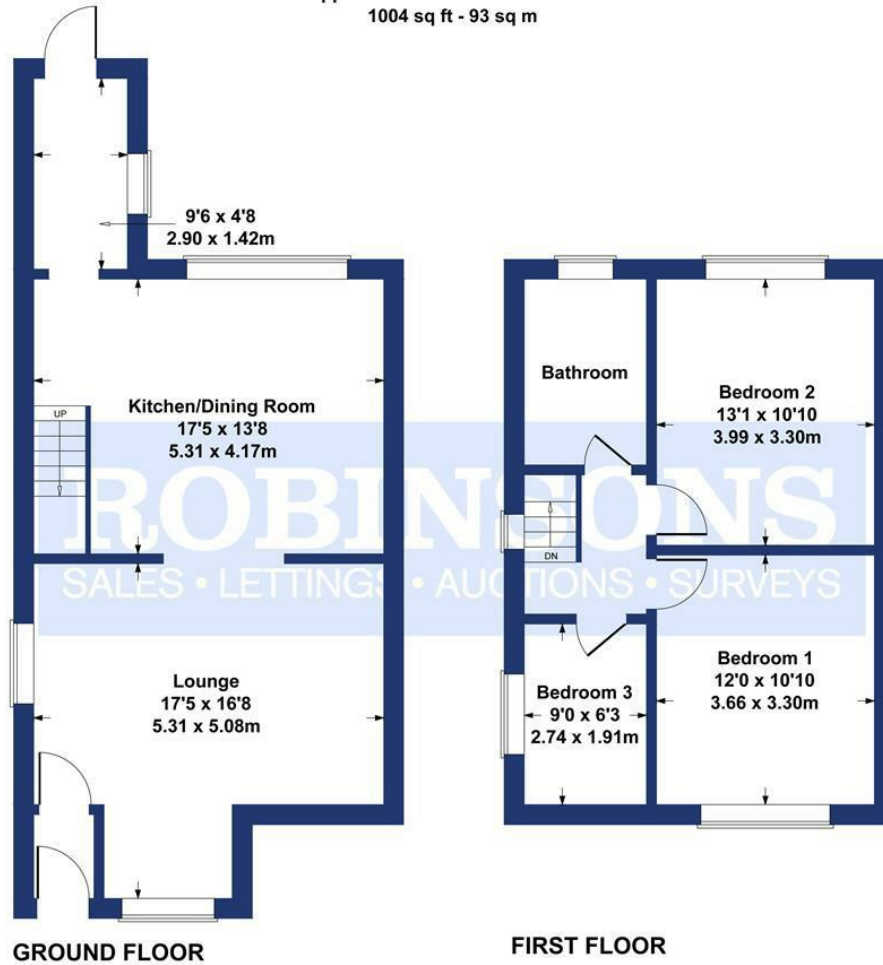
EXTERNALLY





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Approximate Gross Internal Area
1004 sq ft - 93 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.