



Myrobella House Trimdon Colliery County Durham TS29 6DU



A period four bedroom detached residence built in 1898. OFFERED WITH NO ONWARD CHAIN. The property offers an abundance of charming original period features including seven cast iron fireplaces. This property requires an internal inspection in order to appreciate the size and versatility on offer. Situated within easy reach of local amenities and road links yet with lovely countryside views which give the property a rural feel, achieving the best of both worlds. The property benefits from gas central heating, alarm and is mostly double glazed. Externally there are private gardens and courtyard offering ample parking which leads to a good sized double garage. Situated within easy reach of local amenities and road links yet with lovely countryside views which give the property a rural feel, achieving the best of both worlds. The property benefits from gas central heating, alarm and is mostly double glazed. Externally there are private gardens and a courtyard offering ample parking which leads to a good sized double garage.

ASKING PRICE – £285,000

EPC rating 'E'



RICS



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GROUND FLOOR

ENTRANCE VESTIBULE

Extra wide timber entrance door, feature tiled flooring, half glazed door to:

INNER HALLWAY

Wide Oak spindled turning staircase to first floor, double radiator, moulded corning.

LOUNGE 14'8 x 14'2(4.47m x 4.32m) into alcoves plus walk in bay window.

Feature fire surround with open cast iron fireplace on tiled hearth and inlay, moulded coving, ornate ceiling rose, picture rail, double radiator.

FORMAL SITTING ROOM 14'1 x 13'7(4.29m x 4.14m) plus walk in bay window.

Feature fire surround with open cast iron fireplace on tiled hearth and inlay, built in storage cupboard, moulded coving, picture rail, double radiator.

FAMILY ROOM 13'8 x 13'2(4.17m x 4.01m)

Built in storage cupboard in recess with glass fronted book shelves over, unusual Oak oval shaped porch with leaded glazed door leading to side entrance door, moulded coving, picture rail, double radiator.

STUDY/PLAYROOM 13'1 x 10'3(3.99m x 3.12m)

Laminate flooring, picture rail, double radiator.

INNER LOBBY

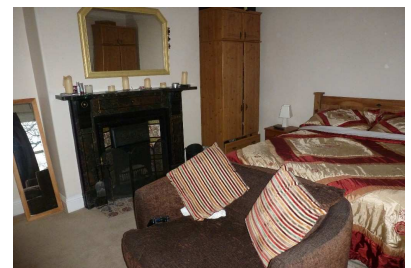
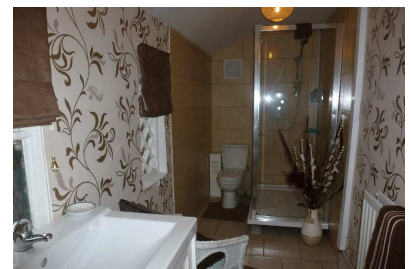
Large under stair storage cupboard and additional built in storage cupboard.

SHOWER ROOM

Three piece white suite comprising oversized fully tiled walk in shower cubicle, large wash basin set on vanity, close coupled wc, complimenting part tiled walls, tiled flooring, double radiator.

FORMAL DINING ROOM 14'2x13'9 (4.32m x 4.19m) into alcoves.

Feature fire surround with open cast iron fireplace on tiled hearth, moulded coving, picture rail, built in storage cupboard with glazed front and display shelving, polished wood flooring, double radiator.



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.

KITCHEN DINER 18'4 x 10'1(5.59m x 3.07m)

Pleasant range of base and eye level cabinets with complimenting worktop surfaces lit by concealed lighting, inset one and half bowl, single drainer stainless steel sink unit with mixer tap. Recess housing gas fired 'Arga', integral oven and four burner gas hob with concealed extractor over and brushed stainless steel splash back, tiled flooring, spotlights to ceiling, walk in larder with shelving, tiled floor and power points, plumbing for dishwasher and 'American style fridge freezer'. Laundry room with plumbing for washing machine, space for tumble dryer, central heating boiler.

REAR PORCH

Tiled flooring, door to rear.

FIRST FLOOR**LANDING**

Feature circular window, double radiator, moulded coving, built in storage cupboard.

MASTER BEDROOM 14'8 x 14'1(4.47m x 4.29m) into alcoves.

Feature fire surround with open cast iron fire set on tiled inlay and hearth, double radiator, picture rail.

BEDROOM TWO 14'9 x 14'3(4.50m x 4.34m)

Feature fire surround with open cast iron fire set on tiled inlay and hearth, double radiator, picture rail.

BEDROOM THREE 14'2 x 14'(4.32m x 4.27m)

Feature fire surround with open cast iron fire set on tiled inlay and hearth, double radiator, picture rail, built in cupboard housing water tanks.

BEDROOM FOUR 13'4 x 13'1(4.06m x 3.99m)

Feature fire surround with open cast iron fire set on tiled inlay and hearth, double radiator, built in double storage cupboard, picture rail.

BATHROOM

Three piece white suite comprising; bath, wash basin set on vanity, low level wc, picture rail, complimenting tiling, double radiator, access to roof void, shaver point.

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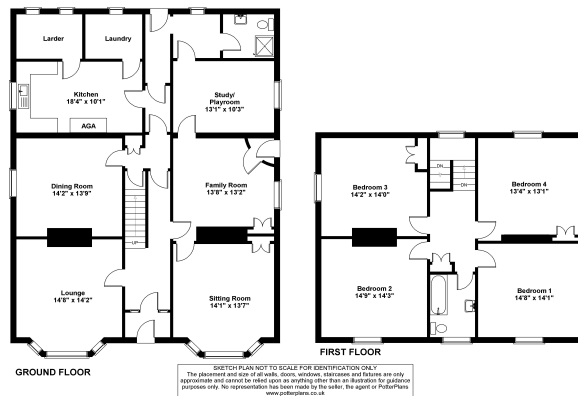
EXTERNALLY

Double timber gates give access to rear courtyard providing ample off street parking, to the front is a private lawned garden with pebbled walkways, gated access, pond and security lighting to front, side and rear, To the side is a small vegetable plot.

DOUBLE GARAGE 19'4X19'2

Two up and over doors, side personnel door, the garage has its own separate power supply.

Myrobella
Trimdon Station



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