



**** NO ONWARD CHAIN, PERFECT FIRST PURCHASE OR INVESTMENT ****

We are acting in the sale of the above property and have received an offer of
£ 46,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

The Energy Performance Certificate Rating is D

This three bedroom semi-detached property in Trimdon Village is sure to attract a wide range of buyers. In need of some updating the property is ripe for investment purposes or ideal as a first time purchase. The living accommodation consists of an entrance hall leading to a rear-located kitchen and front to rear lounge. The first floor holds three bedrooms and a bathroom. Externally the property offers front and rear lawned garden areas and is located on a green belt, close to local schools and children's play parks. There is also a hard standing parking area accessible to the rear of the property as well as two brick built storage sheds. Contact our Sedgefield office to arrange a viewing.

Meadow Road, Trimdon Village, TS29 6JS
3 Bed - House - Semi-Detached
£45,000
EPC Rating: D

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 SALES • LETTINGS • AUCTIONS • SURVEYS

GROUND FLOOR

Hallway

7'5" x 5'5" (2.27 x 1.67)

Front facing UPVC double glazed door, side facing UPVC double glazed window, stairs to first floor, radiator.

Lounge

19'3" x 10'4" (5.89 x 3.17)

Front facing UPVC double glazed bow window, rear facing UPVC double glazed window, brick built fireplace with electric fire, two radiators.

Kitchen

11'1" x 6'11" (3.40 x 2.12)

Rear and side facing UPVC double glazed windows, side facing UPVC double glazed door, fitted with a range of base, wall and drawer units, worktops inset with sink and drainer with mixer tap, tiled splashbacks, plumbed for washing machine.

FIRST FLOOR

Bedroom One

9'0" x 7'10" (2.76 x 2.41)

Front facing UPVC double glazed window, radiator.

Bedroom Two

9'8" x 10'3" max (2.95 x 3.14 max)

Rear facing UPVC double glazed window, radiator.

Bedroom Three

9'0" x 8'2" (2.76 x 2.49)

Front facing UPVC double glazed window, radiator, storage cupboards (one with gas combi boiler).

Bathroom

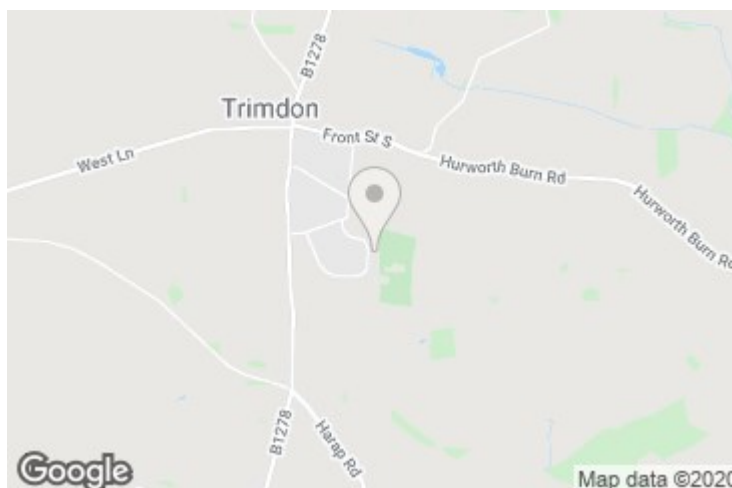
5'0" x 5'8" (1.53 x 1.73)

Fitted with a three piece bathroom suite consisting of a panelled bath, low level WC and pedestal wash hand basin, rear facing UPVC double glazed window.

EXTERNALLY

Front and rear lawned gardens with hard standing driveway to rear.

TENURE: FREEHOLD



OUR SERVICES

Mortgage Advice

Conveyancing

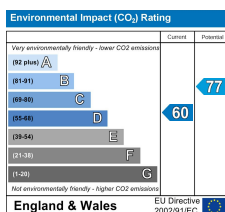
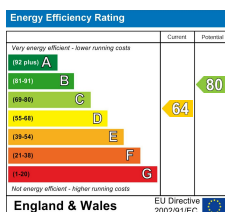
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

1 Old Elvet
DH1 3HI

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

DARLINGTON

7 Duke Street

DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk

STOCKTON

21 Bishop Street

TS18 1SY

T: 01642 607555

E: info@robinsonstockton.co.uk

MIDDLESBROUGH

26 Stokesley Road

TS7 8DX

T: 01642 313666

E: info@robinsonsmiddlesborough.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY

14 West Terrace
DH6 4HP

T: 0191 383 9994 (option 2)

T: 0191 383 9994 (option1) (Lettings)

E: admin@robinsonslettings.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedfield.co.uk

HARTLEPOOL

106 York Road

TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge

TS17 0RH

T: 01642 762944

E: info@robinsonsbarnwick.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.

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