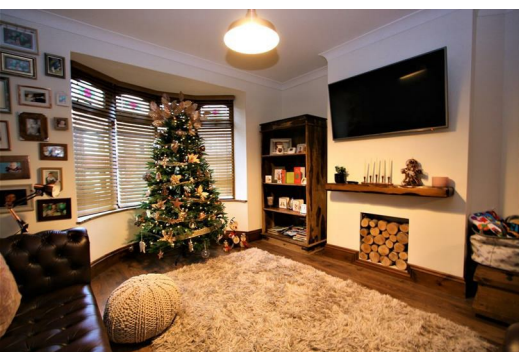




Broadway Avenue, Trimdon, TS29 6PU
3 Bed - House - Semi-Detached
£119,950

**** RARELY AVAILABLE FAMILY HOME ****

This wonderfully presented period semi-detached property on a prestigious cul-de-sac in Trimdon Village needs to be viewed to be appreciated. Offering space and comfort in a homely setting the property is perfect for modern family needs. Internally you are greeted by a spacious wide hallway leading to two combined ground floor reception rooms, an large family kitchen and an enclosed passageway offering storage space and access to the rear garden. The first floor holds three well sized bedrooms, the larger two spacious doubles with fitted storage and a family bathroom finished with modern tiling and suite. Externally the property offers a wall to the front roadside with brick paved frontage and a lawned garden to the rear with borders, a brick paved patio and a decking area. The property comes with double glazing throughout, modern gas combi boiler and modern decor. Contact our Sedgfield branch to arrange a viewing.



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GROUND FLOOR

Entrance Hallway

14'10" x 5'6" (4.54 x 1.70)

Front facing double glazed door with matching double glazed side panels, laminated flooring in diagonal pattern with inset borders, cupboard under stairs, radiator, stairs to first floor.

Lounge Diner

21'5" x 12'7" (6.53 x 3.84)

Front facing double glazed bow window, laminate flooring, feature fireplace and timber mantle, two radiators, rear double glazed patio door.

Kitchen

18'2" x 9'7" max (5.55 x 2.94 max)

Fitted with a modern range of base wall and drawer kitchen units with white gloss doors, worktops inset with stainless steel sink and drainer, integrated dishwasher, fridge and freezer, electric oven and hob with chrome extractor unit over, side and rear facing double glazed windows, side door to passageway.

Enclosed Passageway

14'4" x 3'2" (4.39 x 0.97)

Front and rear double glazed doors, tiled floor, storage cupboard.

FIRST FLOOR

Landing

Side facing double glazed window, loft hatch leading to boarded loft via integrated ladder.

Bedroom One

11'2" x 10'7" (3.41 x 3.25)

Front facing double glazed bow window, fitted storage, wall mounted TV point, radiator.

Bedroom Two

9'5" x 9'6" + wardrobes (2.87m x 2.90m + wardrobes)

Rear facing double glazed window, fitted storage cupboards, radiator.

Bedroom Three

7'8" x 6'2" (2.34 x 1.90)

Front facing double glazed window, laminate flooring, radiator.

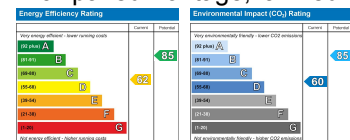
Bathroom

5'1" x 6'2" (1.57 x 1.89)

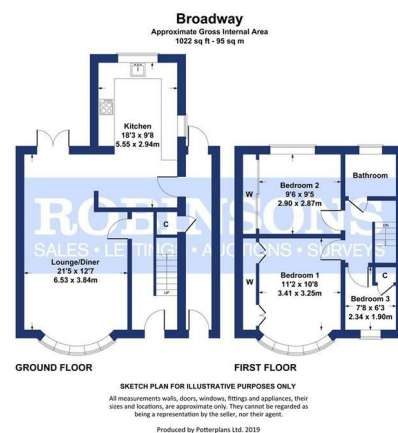
Fitted with a three piece bathroom suite consisting of a panelled bath with shower over, low level WC and vanity sink unit, tiled walls and floor, heated towel rail, rear facing double glazed window.

EXTERNALLY

Brick paved frontage, lawned rear garden with brick paved patio and decking area.



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.



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