



## 2 bed terraced house to buy in

Down Terrace, Trimdon Grange, Trimdon Station, Durham, TS29 6HH

**£37,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ Two double bedrooms
- ✓ Terraced property
- ✓ Garden
- ✓ Gas central heated
- ✓ EPC Rating D

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents are delighted to welcome to the sales market this realistically priced two bedroom mid-terraced property situated on Down Terrace in Trimdon Grange, County Durham.

The property benefits from no forward chain and would make a fantastic buy to let investment, or likewise; "do up to sell on". Briefly comprising of: Entrance hallways to front and rear aspects, lounge, dining room, two double bedrooms, family bathroom and a separate WC. Externally, the property benefits from a grassed garden to the front aspect and an enclosed yard to the rear. There is also off street parking to the rear in the communal car park area.

We anticipate a high level of demand in this realistically priced home, and early viewing comes recommended to fully appreciate what this property has to offer. To arrange a viewing, call our office on: 0191 5412141.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £37,000

Property Type: Terraced House

USPs: Garden

Parking: Off Street

Heating: Gas

## External

The property offers a grassed garden to the front aspect. There is an enclosed rear yard and off street parking to the rear in the car park area.



## Bathroom

With a panelled bath with pedestal wash hand basin. Tiled walls and vinyl flooring and a double glazed window.



## Downstairs WC

With low level WC, fully tiled walls and flooring.

## Rear lobby

With UPVC door leading to the rear yard, tiled flooring and access to bathroom and WC.

## Bedroom Two

*3.70m x 4.90m (12'1" x 16'0")*

With a double glazed window to the rear aspect, carpeted flooring and single panelled radiator.



## Bedroom One

*3.90m x 3.60m (12'9" x 11'9")*

With a double glazed window to the front aspect, single panelled radiator, carpeted flooring and coving to the ceiling.



## First Floor Landing

With carpeted flooring, access to the loft and electric meter.

## Kitchen

2.60m x 2.60m (8'6" x 8'6")

The kitchen is fitted with a range of wall and base units, with roll top work surfaces and sink and drainer unit. With part tiled walls, electric cooker point, plumbed for a washing machine, double glazed window to the rear and vinyl flooring.



## Dining Room

With a double glazed window to the rear aspect, laminate flooring staircase to the first floor and built in storage cupboards housing the Combi boiler.



## Lounge

3.70m x 3.60m (12'1" x 11'9")

With a double glazed bay window to the front aspect, double panelled radiator, coving to the ceiling, TV point, wooden fire surround and open access to the dining room.




## Hallway

Through a UPVC door to the front aspect, laminate flooring and door into dining room.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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