



## St Aidens Terrace, Trimdon Station, County Durham, TS29 6BT

Three Ample Bedrooms | Open Plan Ground Floor | Useful utility | Superb Dining Kitchen  
Modern Family Bathroom | Marvellous Family Home | EPC rating D |

**Asking Price: £49,950**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## **St Aidens Terrace, Trimdon Station, County Durham, TS29 6BT**

SMART HOME FOR ANY GROWING FAMILY... We are pleased to offer to the market this beautifully presented three bedroom property which is ideally situated upon St Aidans Terrace in Trimdon Station. The property is a credit to the current owners with a neutral and concurrent decor throughout complimented with a superb fitted kitchen and modern family bathroom. Additional features within the home include a neatly positioned lounge, three ample bedrooms and a useful utility room. A brilliant home for any growing family, arrange your viewing today.

### **ENTRANCE VESTIBULE**

Entrance into the property is gained via a double glazed external door to the front of the property which opens into a splendid entrance vestibule offering access through into the adjacent hallway.

### **HALLWAY**

The hallway depicts the generous nature of this superb property featuring stairs which cascade from the first floor landing, a radiator and access to the neighbouring lounge and dining kitchen.



### **LOUNGE**

Neatly positioned to the front of the home is the ample principle reception area which offers a double glazed window complimented with a contemporary wall mounted electric fire and a radiator. The lounge is adjacent to the dining kitchen.



### **DINING KITCHEN**

*4.87 x 4.05*

A marvellous dining kitchen awaits potential buyers, the owners have paid great attention to detail offering a range of fitted units enhanced with laminate work surfaces integrating a stainless steel sink and drainer unit with mixer tap. Additional features within the dining kitchen include a delightful central island ideal for preparation, an integrated gas oven and hob with an over head extractor hood, tiled splash backs, a double glazed window, partially tiled flooring and an Adams style fire surround inset with a gas fire.



### **UTILITY**

2.86 x 1.82

An excellent addition to the property featuring a double glazed external door, a continuation of the tiled floor in the kitchen, a radiator and plumbing for a washing machine.



### **FAMILY BATHROOM**

A lovely three piece shower room awaits the new owners of the home benefiting from a low level w/c, a pedestal hand wash basin and a corner sited bath with mixer shower tap. Additional features include tiled walls and floors, a radiator and a double glazed window.



### **FIRST FLOOR LANDING**

The first floor landing area allows access into all three bedrooms via internal doors, a storage cupboard and a radiator.

### **MASTER BEDROOM**

4.87 x 2.77

Ideally positioned to the rear of the home is the generous master bedroom which is enhanced with a double glazed window, a useful storage cupboard and a radiator.



### **SECOND BEDROOM**

4.26 x 3.29

The second double bedroom is equally well proportioned and features a double glazed window to the front of the home, a magnificent cast iron fire place complimented with a mantelpiece which is in keeping with the traditional values of the property and a radiator.



### THIRD BEDROOM

3.08 x 1.85

Also situated to the front is the third bedroom which offers a double glazed window and a radiator.



### EXTERNAL

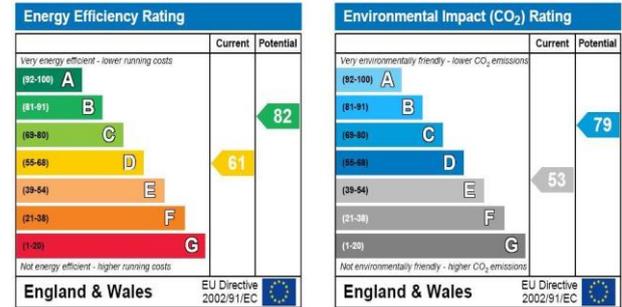
To the rear of the home is an enclosed yard area.



### PROPERTY MISDESCRIPTIONS ACT

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representation of fact. Purchasers must satisfy themselves by inspection or otherwise as to the content of these particulars. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc. Photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are as a GUIDE ONLY and NOT precise. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any...

### ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Friday: 9am - 5pm

Saturday: 9am - 12pm

Sunday: Closed

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters 5 Yoden Way, Castledene Shopping Centre, Peterlee, Durham, SR8 1BP 0191 586 38 36

[peterlee@hunters.com](mailto:peterlee@hunters.com)

VAT Reg. No TBC | Registered No: 10907166 England & Wales  
Registered Office: 30 Yoden Way, Peterlee, County Durham, United Kingdom, SR8 1AL  
A Hunters franchise owned and operated under license by Alexander and Davies Ltd

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.