



## 2 bed bungalow to buy in TS29

Sycamore Crescent, Trimdon Station,  
Durham, TS29 6AZ

# £125,000

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Fantastic Plot
- ✓ 2/3 Vehicle Drive
- ✓ Turn Key
- ✓ South West Garden
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We welcome this delightful 2 bedroom, semi detached bungalow, located on Sycamore Crescent, Trimdom, Co Durham.

The property has been fully refurbished by the current owners to a high standard, now offering you a ready to move in modern bungalow .

The keys refub work include; New internal plumbing, new boiler/heating system, most walls/ceilings skimmed, full rewire, refitted modern shower room, refitted kitchen, flooring, internal doors, lighting, insulation, external painted, external lighting, alarm, plus more.

The internal floor plan briefly comprises; Entrance hall, lounge, kitchen, Bedroom, Bedroom two and family shower room. Externally; Large paved area to the front offering ample off street parking for 2/3 vehicles with wider than average wrought iron double gates. To the rear an extensive South Westerly facing garden, laid mainly to lawn and a patio seating area.

Trimdon Station, close to bus routes, schools, shops and ideally situated for countryside walks and commuting, to book your internal viewing please call the local office.

Council Tax Band: A

Tenure: Freehold

Price: £125,000

Property Type: Bungalow

Parking: Driveway

Heating: Gas

## External

Large paved area to the front offering ample off street parking for 2/3 vehicles with wider than average wrought iron double gates and External water supply.



## Living Room

3.78m x 3.57m (12'4" x 11'8")

To the rear aspect with a double glazed window, electric fire within fireplace with solid wood mantle and LED lights in the recess, carpeted flooring and radiator.



## Kitchen

2.77m x 2.36m (9'1" x 7'8")

New Howdens fitted kitchen with a range of wall and base units with complementing work surfaces, inset sink unit, integrated washing machine, electric oven, hob and extractor hood. With free standing under counter fridge and freezer. Wooden oak laminate flooring, spot lighting, radiator and a double glazed window to the front aspect.



## Bedroom One

3.73m x 2.83m (12'2" x 9'3")

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



## Bedroom Two

3.95m x 1.82m (12'11" x 5'11")

With a double glazed window to the front and double glazed patio doors to the rear aspect, radiator and carpeted flooring.



## Bathroom

New modern shower suite comprising; double walk in shower with mains fed shower fitment, low level w/c and hand wash basin. With tiled walls & flooring, towel radiator, double glazed window and extractor fan.



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## Garden

To the rear an extensive South Westerly facing garden, laid mainly to lawn and a patio seating area. External water and power supply.



Approx Gross Internal Area  
48 sq m / 518 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(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	

Sycamore Crescent, Trimdon Station, Durham, TS29 6AZ

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk**

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