



**5 Coronation Terrace, Trimdon, TS29 6PQ**

**£64,950**

We are pleased to offer to the market this two bedroom mid terraced property in Trimdon station, the property benefits from gas central heating, double glazing, fitted kitchen, downstairs family bathroom, shower room to the first floor, two good sized bedrooms, garden to front and enclosed rear courtyard. Would appeal to both the first time buyer and investor market.

## Ground Floor

### Entrance Vestibule

Has UPVC entrance door.

### Lounge 17'1 x 15'6 (5.21m x 4.72m)



Has spindle staircase leading to the first floor, central heating radiator and double doors leading to Kitchen/Dining Room.

### Kitchen/Dining Room 15'0 x 7'4 (4.57m x 2.24m)

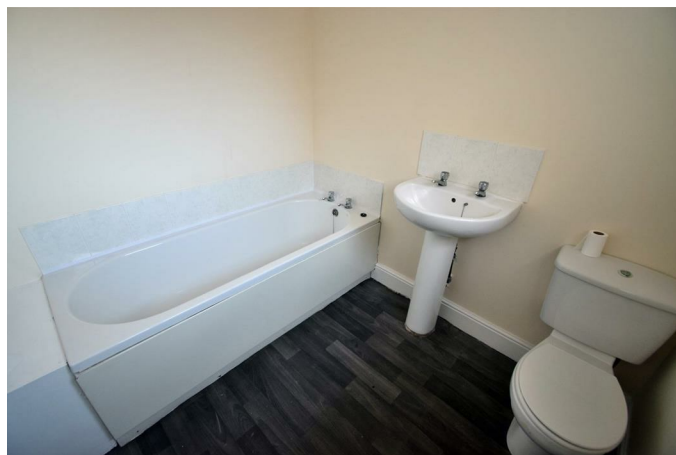


Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built under electric oven with electric hob and UPVC entrance door.

### Utility Room 7'11 x 7'2 (2.41m x 2.18m)

Has UPVC entrance door, central heating radiator and plumbing for automatic washing machine.

## Bathroom WC



Has white suite comprising: panel bath, hand wash basin, WC and central heating radiator.

## First Floor

### Bedroom 1 13'10 x 10'7 (4.22m x 3.23m)



Has central heating radiator and storage cupboard housing combination gas boiler.

### Bedroom 2 15'5 x 7'5 (4.70m x 2.26m)



Has central heating radiator.



## Shower Room / WC



Has shower cubicle with mains shower, WC, hand wash basin and central heating radiator.

## Exterior

Has front garden and enclosed rear courtyard.

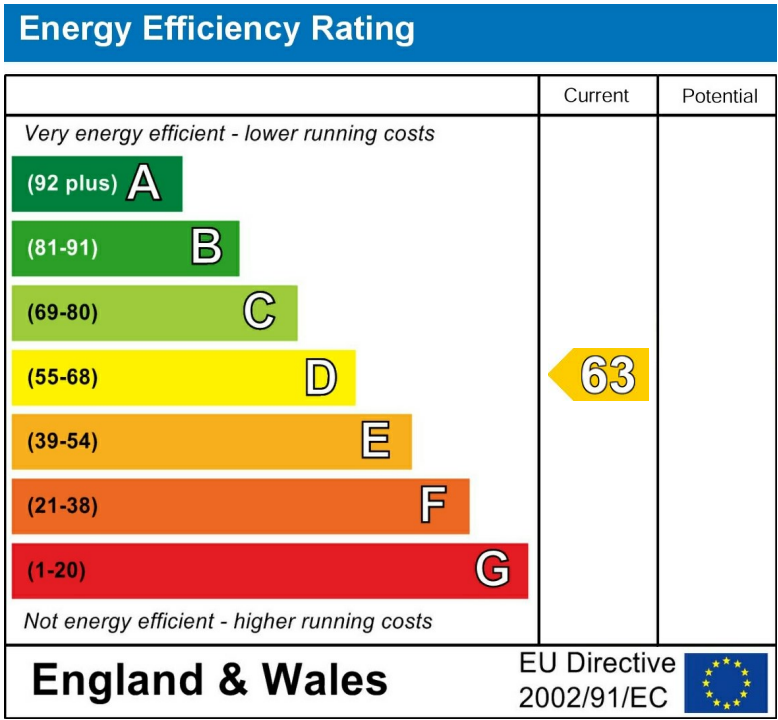
## Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph



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