



4 Beech Grove, Trimdon Station, TS29 6BQ

Guide price £39,950

Guide Price £39,950+

Moovd are delighted to bring to the market For Sale via Option A – Unconditional Online Auction, on 5th June 2025, this two-bedroom semi-detached, located within the popular village of Trimdon Station.

The well planned out ground floor briefly comprises: Entrance hall with staircase to first floor, a generous sized lounge, opening into fully fitted kitchen with extra storage area to rear and finally a rear lobby opening to yard. To first floor are two well proportioned bedrooms and white family bathroom W.C. Externally is a front garden, with driveway and rear garden.

Realistically priced to sell, the accommodation would be a perfect BTL investment, let at £400 PCM or £4800 per annum, with a gross yield of 12.01% on the advertised Guide Price.

An internal viewing comes recommended to appreciate the full potential of this property. Viewings strictly by appointment only.

Hallway

Staircase leading to first floor.

Lounge 14'6" x 11'3" (4.42 x 3.44)

UPVc double glazed window to front, feature inglenook fireplace and stove, radiator, double doors into kitchen.

Kitchen 14'6" x 8'6" (4.43 x 2.60)

UPVc double glazed window to rear, store area, fitted with a range of base and wall units with contrasting work surfaces, stainless steel sink and drainer unit with tap, splash back tiling, plumbed for washing machine, cooker point.

Rear Lobby

Door into rear garden.

First floor landing

Bedroom 1 11'3" x 11'1" (3.43 x 3.40)

UPVc double glazed window to front, storage cupboard, radiator.

Bedroom 2 11'7" x 7'10" (3.55 x 2.41)

UPVc double glazed window to rear, radiator.

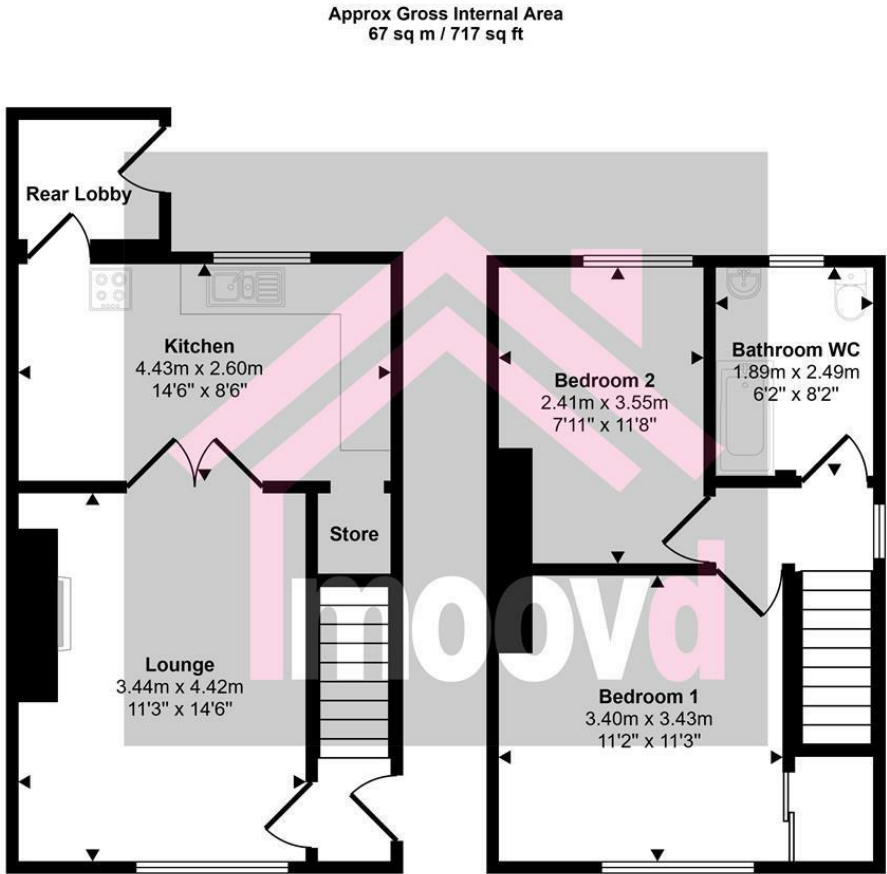
Bathroom

UPVc double glazed and frosted window to rear, white suite including paneled bath with shower over, pedestal hand basin, W.C, splash back tiling to walls and vinyl flooring.

External

Off-street parking to front, rear garden

Floor Plan

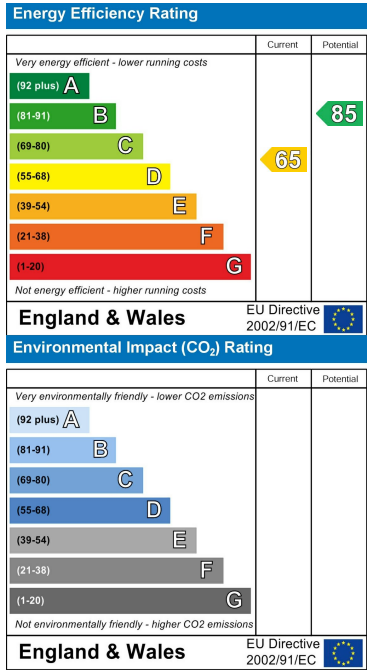


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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