

**West Grove, Trimdon Village, TS29 6QQ**  
**3 Bed - House - Semi-Detached**  
**£94,950**

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Occupying an impressive plot to the rear elevation, we are delighted to offer to the market with no onward chain; this impressive semi detached house with three bedrooms & additional loft space on West Grove, within the heart of Trimdon Village. Whilst elements of the property do require some internal modernisation, this is an excellent opportunity for clients seeking a property which they can 'put their own stamp' on & make their own. Having easy access to all of the immediate amenities offered in & around the area itself, the property is only a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. In brief, this well proportioned home comprises: Welcoming entrance lobby with stairs to the first floor, a 13ft (approx) lounge with window to front elevation, open-plan kitchen/dining area with a range of fitted wall & base units & further access into a 13ft (approx) conservatory overlooking the rear garden. The first floor landing boasts three bedrooms (two of which are double) & family bathroom with four piece suite. Stairway access from the landing leads to a useful loft space (measuring 16ft x 13ft approx). Externally, the property enjoys a lovely sized, enclosed garden to the rear whilst the front provides driveway parking. We strongly recommend thorough internal viewing in order to fully appreciate the size, space, layout & potential of this well proportioned property for sale.

FREEHOLD  
EPC Rating: D  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**LOUNGE**  
13'8 x 12'7 (4.17m x 3.84m)

**OPEN-PLAN KITCHEN/DINING AREA**  
20'5 x 10'0 (6.22m x 3.05m)

**CONSERVATORY**  
13'5 x 9'8 (4.09m x 2.95m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'11 x 11'0 (3.94m x 3.35m)

**BEDROOM TWO**  
10'5 x 9'11 (3.18m x 3.02m)

**BEDROOM THREE**  
9'6 x 9'2 (2.90m x 2.79m)

**FAMILY BATHROOM**  
9'8 x 5'4 (2.95m x 1.63m)

**LOFT SPACE**  
16'0 x 13'11 (4.88m x 4.24m)

#### **EXTERNALLY**







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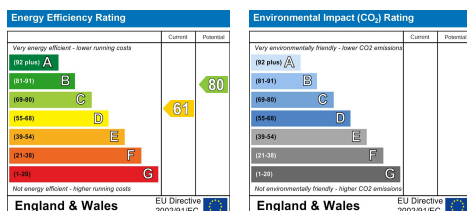
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## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

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## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

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Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk  
www.robinsonsestateagents.co.uk