



**Park Road, Trimdon Colliery, TS29 6LQ**  
**2 Bed - House - Semi-Detached**  
**Offers In The Region Of £80,000**

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Presented to a good standard throughout, we are delighted to offer to the market with no onward chain; this impressive, extended semi detached house with two double bedrooms positioned pleasantly with spectacular views of the neighbouring countryside on park Road, within the popular, family orientated location of Trimdon Colliery. Having easy access to all of the immediate amenities offered in & around the area itself, the property is only a short drive to 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. We have also been advised by the vendor that the roof has recently been replaced. An ideal opportunity for the young family/first time buyers or those looking to downsize to acquire this well proportioned residence which briefly comprises: Welcoming entrance lobby with stairs to the first floor, a spacious lounge (measuring 16ft approximately) with window to front elevation, an equally as spacious kitchen/dining area with a range of fitted wall & base units, French doors to rear & further access through to a useful outhouse/utility area. The first floor landing boasts two double bedrooms & a re-fitted shower room. Externally, the home enjoys a good sized, enclosed garden to the rear elevation which has stunning views of the open fields whilst to the front, the driveway provides parking for upto two vehicles. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this tastefully decorated property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**LOUNGE**  
20'3 x 10'8 (6.17m x 3.25m)

**KITCHEN / DINING AREA**  
16'8 x 9'6 (5.08m x 2.90m)

#### **OUTHOUSE / UTILITY AREA**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
15'0 x 9'5 (4.57m x 2.87m)

**BEDROOM TWO**  
10'7 x 9'8 (3.23m x 2.95m)

**RE-FITTED SHOWER ROOM**  
6'0 x 5'3 (1.83m x 1.60m)

#### **EXTERNALLY**







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E: info@robinsonsdurham.co.uk

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E: info@robinsonscs.co.uk

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DL14 7EH

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E: info@robinsonsbishop.co.uk

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DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

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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  
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