

Laburnum Crescent, TS29 6BD
3 Bed - House - Semi-Detached
£50,000

ROBINSONS
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We are delighted to offer to the market with no onward chain, this impressive three bedroom semi detached house on Laburnum Crescent, positioned within the family orientated location of Trimdon Station. Having easy access to all of the local amenities offered in & around the immediate area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property benefits from partial double glazing. Whilst the property does require some internal modernisation this is an ideal opportunity for the buy-to-let investor to acquire this well proportioned residence which briefly comprises: Welcoming entrance hallway, spacious lounge with window to front elevation, dining room, kitchen with a range of fitted wall & base units & rear lobby with access to a useful ground floor cloaks/wc. The first floor landing boasts three bedrooms & a wet room. Externally, there is a good sized, enclosed garden situated to the rear which is largely laid to lawn. We thoroughly advise full internal viewing in order to fully appreciate the potential of property for sale. Please note that this property is of Non-Traditional construction therefore not mortgageable - cash buyers only.

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16Mbps, Superfast 40Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Poor-Average

Tenure Freehold

Council Tax: Durham County Council, Band A- Approx. £1621 (min)

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

FREEHOLD

EPC Rating: TBC

Council Tax Band: A

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

13'10" x 12'4" (4.23 x 3.78)

DINING ROOM

10'5" x 8'6" (3.18 x 2.61)

KITCHEN

10'4" x 8'6" (3.15 x 2.61)

REAR LOBBY

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM

12'2" x 12'0" (3.71 x 3.68)

BEDROOM TWO

13'5" x 8'7" (4.09 x 2.62)

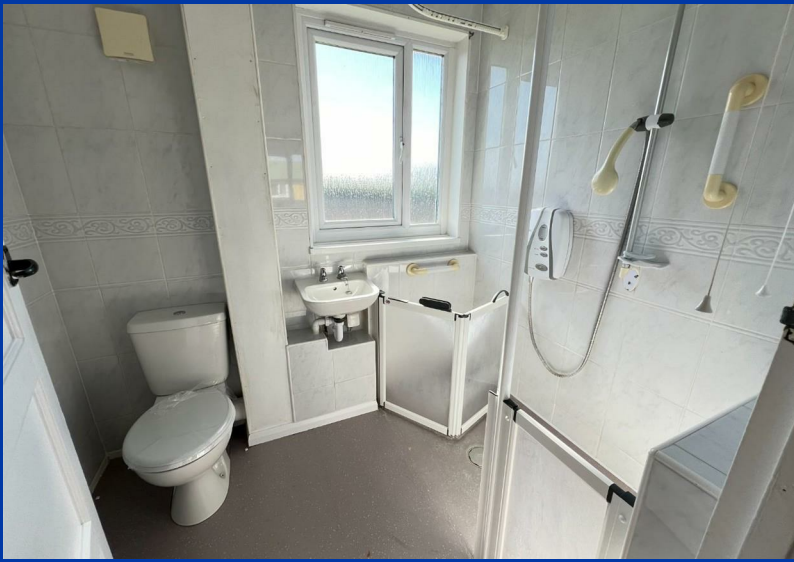
BEDROOM THREE

9'1" x 8'6" (2.79 x 2.61)

WET ROOM

EXTERNAL

AGENTS NOTES



OUR SERVICES

Mortgage Advice

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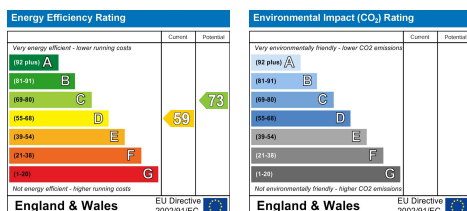
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

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

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