



Front Street North, Trimdon Village, TS29

6PF

2 Bed - House - End Terrace

£87,500

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Positioned pleasantly overlooking the village green, we are thrilled to offer to the market this well presented end-terraced house with two double bedrooms on Front Street North, within the popular, family orientated location of Trimdon Village. 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 Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. This impressive residence is the perfect purchase for first time buyers or buy-to-let investors & briefly comprises: Welcoming entrance hallway with access to a useful ground floor cloaks/wc, lovely lounge with window to front elevation & stairs to the first floor & kitchen/dining area with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & family bathroom. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this charming 'cottage' style home for sale.

FLYING FREEHOLD
EPC RATING: TBC
Council Tax Band: A

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

14'6 x 13'8 (4.42m x 4.17m)

KITCHEN / DINING AREA

11'9 x 11'6 (3.58m x 3.51m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'3 x 10'11 (3.43m x 3.33m)

BEDROOM TWO

10'8 x 8'7 (3.25m x 2.62m)

BATHROOM

5'11 x 5'5 (1.80m x 1.65m)



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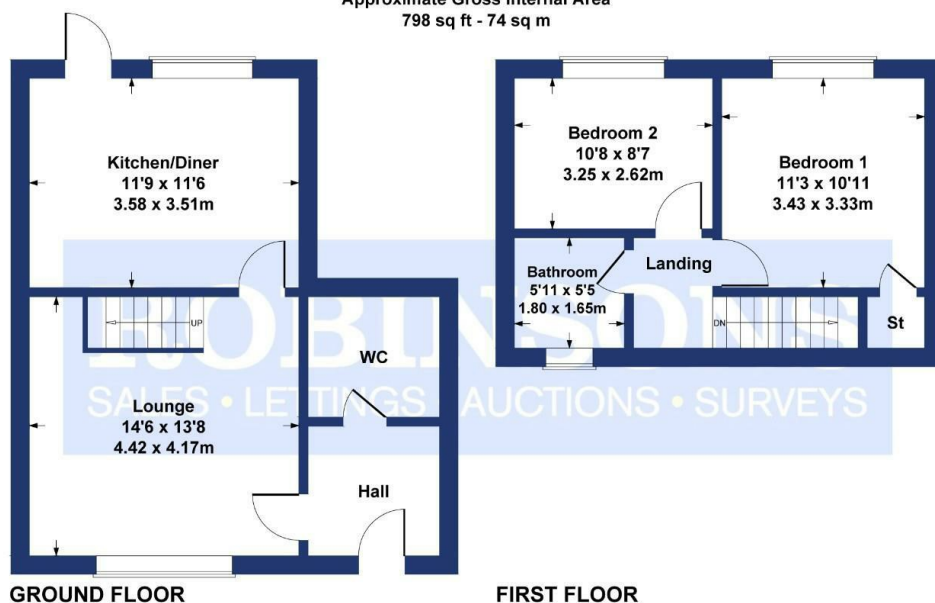
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Front Street North, Trimdon Village, TS29 6PF

Approximate Gross Internal Area
798 sq ft - 74 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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