

Dunelm Road, Trimdon Village, TS29 6PX  
3 Bed - House - Semi-Detached  
£112,500

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Positioned pleasantly within the heart of Trimdon Village; we are thrilled to offer for sale this three bedroom semi detached house within the popular, family orientated location of Dunelm Road. Having easy access to all of the local amenities offered in & around Trimdon itself, the property is 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 via a combi boiler & double glazing throughout. An ideal purchase for first time buyers/young families, this deceptively spacious property briefly comprises: Entrance door into a lovely lounge with window to front elevation & stairs to the first floor, an open-plan kitchen/dining area (measuring 18ft approximately) with a range of fitted wall & base units & further access into a useful outhouse/utility area. The first floor landing boasts three bedrooms & a family bathroom with three piece suite. Externally the property enjoys an enclosed garden to rear which is largely laid to lawn whilst to the front, there is an additional garden area with driveway parking. We encourage thorough internal viewing in order to fully appreciate the style, space & layout of this well proportioned residence for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**LOUNGE**  
18'2 x 12'6 (5.54m x 3.81m)

**KITCHEN / DINING AREA**  
18'2 x 10'1 (5.54m x 3.07m)

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

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'2 x 11'9 (3.71m x 3.58m)

**BEDROOM TWO**  
11'7 x 10'9 (3.53m x 3.28m)

**BEDROOM THREE**  
9'6 x 7'3 (2.90m x 2.21m)

**BATHROOM**  
7'1 x 6'0 (2.16m x 1.83m)

#### **EXTERNALLY**



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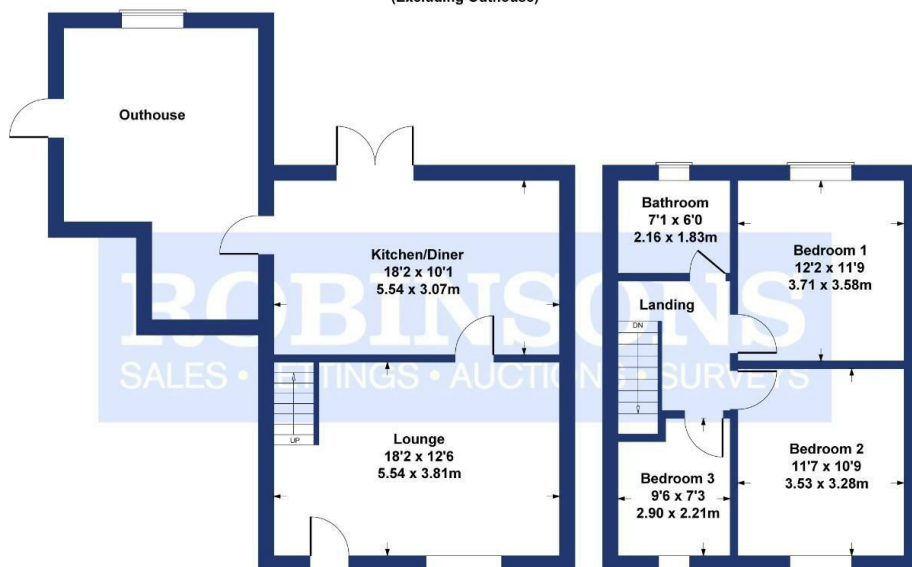
Dedicated Property Manager

Dunelm Road, Trimdon Village, TS29 6PX

Approximate Gross Internal Area

897 sq ft - 83 sq m

(Excluding Outhouse)



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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