

**Windsor Square, Trimdon Village, TS29 6JL**  
**2 Bed - House - Semi-Detached**  
**£65,000**

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We are delighted to offer to the market with no onward chain this deceptively spacious semi detached house with two bedrooms on Windsor Square, within the popular, family orientated area of Trimdon Village. This impressive property is the perfect purchase for first time buyers or the buy-to-let investors & benefits from gas central heating & double glazing throughout. Having easy access to all of the immediate amenities offered in & around Trimdon itself, the property is 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. In brief, this well proportioned residence comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge/dining area (measuring 19 ft approximately) & kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & a family bathroom with three piece suite. Externally, the property enjoys an enclosed garden to the rear whilst the front is open aspect. We thoroughly recommend full internal inspection in order to fully appreciate the size, layout & potential of this well positioned property for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

**LOUNGE / DINING AREA**  
19'7 x 11'0 (5.97m x 3.35m)

**KITCHEN**  
11'6 x 7'0 (3.51m x 2.13m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
13'10 x 9'4 (4.22m x 2.84m)

**BEDROOM TWO**  
10'10 x 9'11 (3.30m x 3.02m)

**BATHROOM**  
6'0 x 5'5 (1.83m x 1.65m)

#### **EXTERNALLY**





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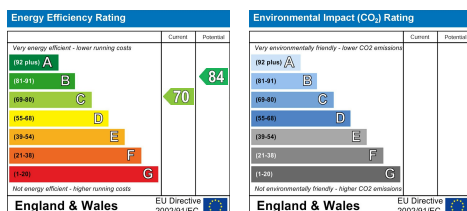
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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