



Langdale Oval, Trimdon Colliery, TS29 6LG  
3 Bed - House - End Terrace  
£114,950

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Occupying an impressive corner plot to rear elevation; we are delighted to offer to the market this exceptionally well presented three bedroom end-link house on Langdale Oval, situated pleasantly within the highly sought after, family orientated location of Trimdon Colliery. This deceptively spacious residence has been extremely well cared for throughout & is the perfect purchase for the growing family. Having easy access to all of the local amenities offered in & around the area & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing. In brief, this impressive property comprises: Welcoming entrance hallway with access through to a 24ft (approximately) kitchen/dining area with a range of fitted wall & base units & a superb sized lounge with window to front & French doors to rear elevation. The first floor landing boasts three bedrooms & a lovely family bathroom with three piece suite. Externally, the property enjoys a lovely sized, enclosed garden to rear with extensive decking area, Indian setstone patio, lawned area & garden bar; whilst the front is open aspect. We thoroughly encourage full internal inspection in order to fully appreciate the style, space, standard & layout of this well proportioned property for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: A

**ENTRANCE HALLWAY****BREAKFASTING KITCHEN**

24'8" x 13'6" (7.53 x 4.12)

**LOUNGE**

18'0" x 10'6" (5.49 x 3.21)

**FIRST FLOOR LANDING****MASTER BEDROOM**

12'0" x 10'6" (3.68 x 3.21)

**BEDROOM TWO**

11'5" x 10'6" (3.49 x 3.21)

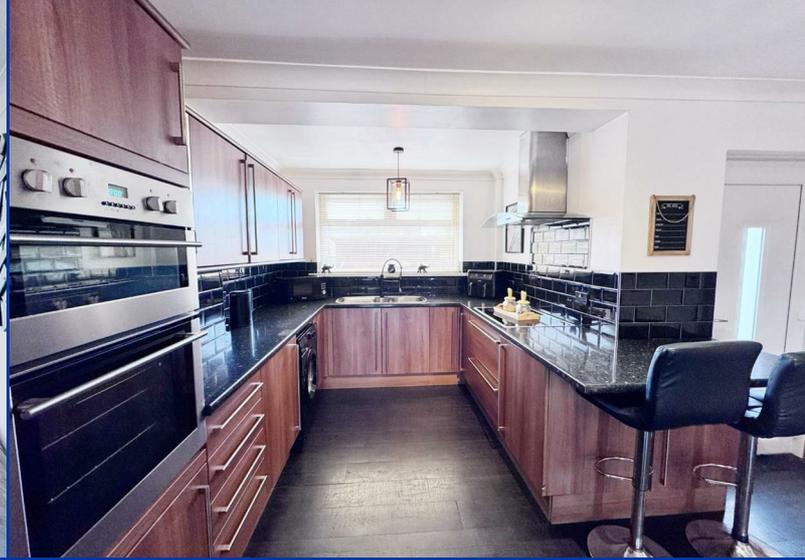
**BEDROOM THREE**

8'5" x 7'4" (2.57 x 2.24)

**BATHROOM**

10'5" x 5'5" (3.20 x 1.66)

**EXTERNALLY**



# OUR SERVICES

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Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Langdale Oval TS29 6LG

Approximate Gross Internal Area  
936 sq ft - 87 sq m



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 105-110 A	85	Very environmentally friendly - lower CO <sub>2</sub> emissions 105-110 A	
69			
85-104 B		85-104 B	
65-84 C		65-84 C	
55-64 D		55-64 D	
45-54 E		45-54 E	
35-44 F		35-44 F	
15-34 G		15-34 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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