



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

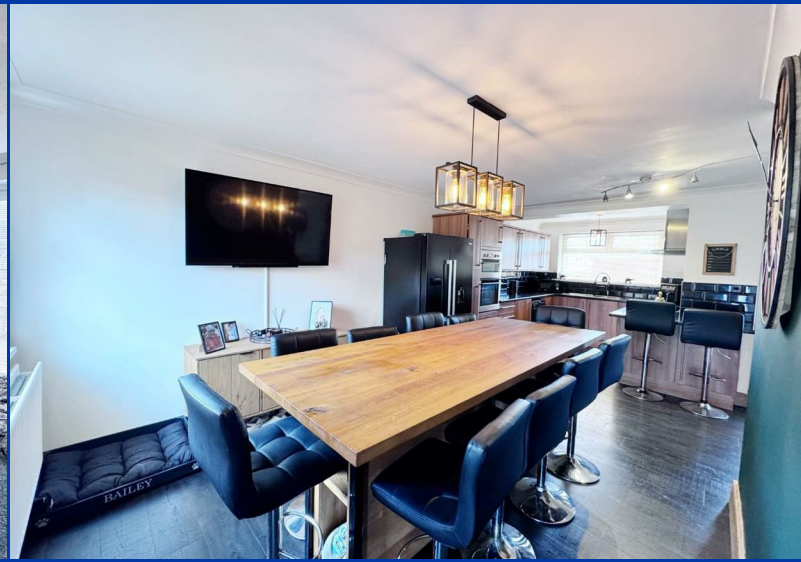
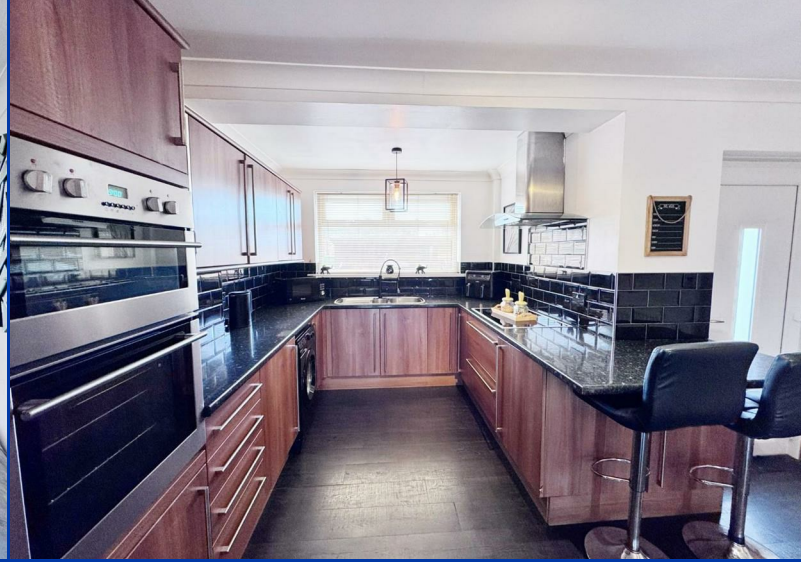
MASTER BEDROOM
12'0" x 10'6" (3.68 x 3.21)

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



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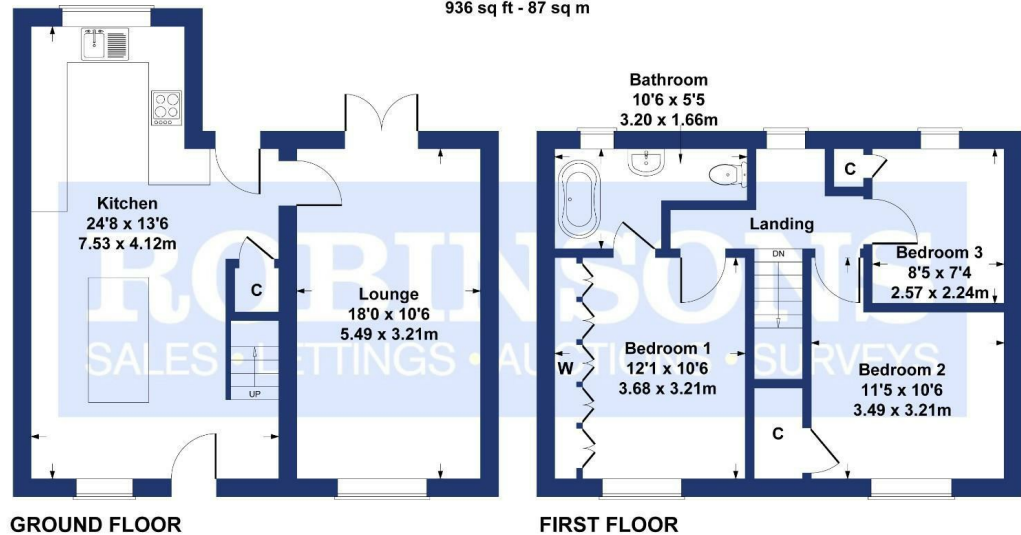
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Langdale Oval TS29 6LG

Approximate Gross Internal Area
936 sq ft - 87 sq m



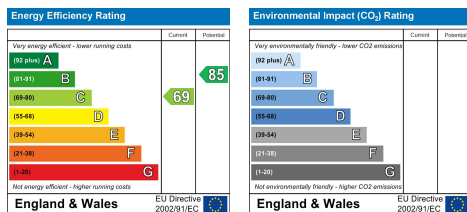
GROUND FLOOR

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



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