



**St. Pauls Road, Trimdon Colliery, TS29 6AL**  
**2 Bed - House - Semi-Detached**  
**Offers Over £55,000**

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We are pleased to offer to the market with no onward chain; this deceptively spacious semi detached house with two double bedrooms pleasantly positioned on St Pauls Road, within the highly sought after, family orientated location of Trimdon Colliery. Whilst the property does require some internal modernisation; this is a perfect purchase for clients seeking a home which they can 'put their own stamp on'. Having easy access to all of the local amenities offered in & around the immediate area 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 & double glazing throughout. In brief, this well proportioned residence comprises: Welcoming entrance hallway with stairs to first floor, an impressive lounge/dining area which spans the depth of the property & measures 20ft x 10ft (approximately) & kitchen with a range of fitted wall & base units. The first floor boasts two double bedrooms & a family bathroom. Externally, the property enjoys a superb sized, enclosed garden to rear which is largely laid to lawn, whilst the front is open aspect & boasts a driveway for off road parking. We thoroughly encourage full internal inspection in order to fully appreciate the size, space, layout & potential of this impressive property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

**LOUNGE / DINING AREA**  
20'3 x 10'9 (6.17m x 3.28m)

**KITCHEN**  
12'8 x 7'7 (3.86m x 2.31m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
17'2 x 9'1 (5.23m x 2.77m)

**BEDROOM TWO**  
10'2 x 10'2 (3.10m x 3.10m)

**BATHROOM**  
6'4 x 5'5 (1.93m x 1.65m)

#### **EXTERNALLY**







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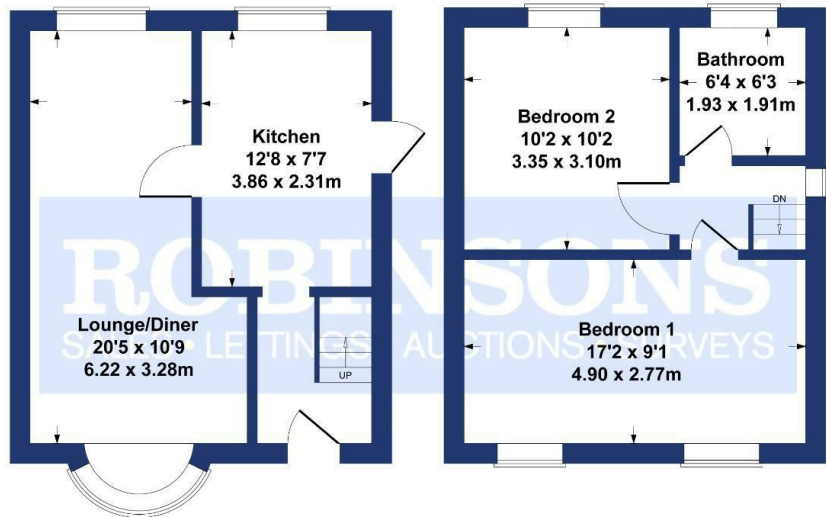
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**St Pauls Road, Trimdon Colliery, TS29 6AL**

Approximate Gross Internal Area  
704 sq ft - 65 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			
105-91kWh/m² A			
91-81kWh/m² B			
81-65kWh/m² C			
65-55kWh/m² D			
55-48kWh/m² E			
48-39kWh/m² F			
39-31kWh/m² 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			
102-81kWh/m² A			
81-65kWh/m² B			
65-55kWh/m² C			
55-48kWh/m² D			
48-39kWh/m² E			
39-31kWh/m² F			
31-20kWh/m² G			
Not environmentally friendly - higher CO <sub>2</sub> 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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