

Windsor Square, Trimdon, TS29 6JL 3 Bed - House - Mid Terrace £47,000

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**Public Notice** 

12 Windsor Square, Trimdon, Trimdon Station, TS29 6JL. We are acting in the sale of the above property and have received an offer of £60,000

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

Date of Notice: 15/12/2025

EPC rating - C

Positioned within the heart of Trimdon Village, we are thrilled to offer to the market with no onward chain; this deceptively spacious mid-link house with three bedrooms on Windsor Square. This is an excellent opportunity for first time buyers or buy-to-let investors looking the 'put their own stamp' on a property to make their own. Having easy access to all of the local amenities offered in & around the area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing. In brief, the property comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with windows to both front & rear elevations & an open-plan kitchen/dining area witha range of fitted wall & base units. The first floor landing boasts three bedrooms & a family bathroom with four 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 style, layout & potential of this well proportioned property for sale.

FREEHOLD Council Tax Band: A EPC Rating: C

**ENTRANCE HALLWAY** 

LOUNGE

17'4 x 11'0 (5.28m x 3.35m)

KITCHEN / DINING AREA

17'4 x 15'4 (5.28m x 4.67m)

FIRST FLOOR LANDING

**MASTER BEDROOM** 

11'0 x 9'0 (3.35m x 2.74m)

**BEDROOM TWO** 

10'6 x 9'11 (3.20m x 3.02m)

#### **BEDROOM THREE**

7'11 x 7'10 (2.41m x 2.39m)

#### **BATHROOM**

7'4 x 5'8 (2.24m x 1.73m)

**EXTERNALLY** 







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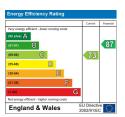
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent 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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





# **ROBINSONS**

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