



**Windsor Square, Trimdon Village, TS29 6JL**  
**2 Bed - House - Semi-Detached**  
**£59,950**

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We are delighted to offer to the market with no onward chain; this deceptively spacious semi detached house with two double bedrooms on Windsor Square, within the popular, family orientated location of Windsor Square, Trimdon Village. This is an excellent opportunity for the first time buyer or the buy-to-let investors to acquire this impressive property within the heart of this desirable village. Having easy access to all of the local amenities offered in & around the immediate 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 via a combi boiler & double glazing. In brief, this well proportioned property comprises: Welcoming entrance lobby leading into a kitchen with a range of fitted wall & base units & stairs to the first floor, lounge with window to front elevation. 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 encourage thorough internal inspection in order to fully appreciate the space, style & layout of this impressive property for sale.

FREEHOLD

Council Tax Band: A

EPC Rating: C

#### **ENTRANCE HALLWAY**

#### **LOUNGE / DINING AREA**

19'9 x 10'9 (6.02m x 3.28m)

#### **KITCHEN**

12'5 x 7'4 (3.78m x 2.24m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

17'0 x 9'2 (5.18m x 2.79m)

#### **BEDROOM TWO**

10'9 x 10'1 (3.28m x 3.07m)

#### **BATHROOM**

6'0 x 5'2 (1.83m x 1.57m)

#### **EXTERNALLY**



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Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Windsor Square, Trimdon Village, TS29 6JL

Approximate Gross Internal Area  
667 sq ft - 62 sq m

Bathroom  
6'1 x 5'4  
1.86 x 1.63m



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	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

1-3 Old Elvet  
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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.

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



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