



Cleveland Avenue, Trimdon, TS29 6PP  
4 Bed - House - Semi-Detached  
£184,950

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An absolute credit to its current owners; we are delighted to offer to the market this substantially extended & upgraded semi detached house with four double bedrooms & two bathrooms, pleasantly positioned on Cleveland Avenue, within the popular, family orientated location of Trimdon Village. Presented to the market with style & sophistication, the property has been lovingly modernised to incorporate a stunning open-plan kitchen/diner/family room (measuring 20ft x 17ft approximately) & a single garage (measuring 15ft x 9ft approximately). Having easy access to all of the immediate amenities offered in both Trimdon itself & the neighbouring village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this tastefully decorated family residence comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with window to front elevation, the heart of the home is the sensational kitchen/diner/family room with a range of fitted wall & base units & French doors to the rear garden. The first floor landing boasts four double bedrooms (the master bedroom havintg a lovely en-suite bathroom) & family bathroom with modern three piece suite. Externally, the property enjoys a superb sized, enclosed rear garden which is largely laid to lawn & enjoys views across the neighbouring fields; whilst to the front, there is a driveway providing ample vehicle parking which leads to the single garage. This is an extremely unique property, is the perfect purchase for young families seeking both internal & external space & we thoroughly encourage full internal inspection in order to fully appreciate its space, style, standard & quality.

FREEHOLD  
EPC Rating: C  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**LOUNGE**  
14'6 x 12'0 (4.42m x 3.66m)

**OPEN-PLAN KITCHEN/DINER/FAMILY ROOM**  
20'7 x 17'11 (6.27m x 5.46m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
15'4 x 9'10 (4.67m x 3.00m)

**EN-SUITE BATHROOM**  
6'6 x 4'4 (1.98m x 1.32m)

**BEDROOM TWO**  
18'1 x 10'5 (5.51m x 3.18m)

**BEDROOM THREE**  
13'5 x 10'1 (4.09m x 3.07m)

**BEDROOM FOUR**  
9'10 x 9'9 (3.00m x 2.97m)

**FAMILY BATHROOM**  
6'5 x 4'11 (1.96m x 1.50m)

#### **EXTERNALLY**

**SINGLE GARAGE**  
15'4 x 9'10 (4.67m x 3.00m)

#### **DISCLAIMER**

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

#### **COMPLIANCE**

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

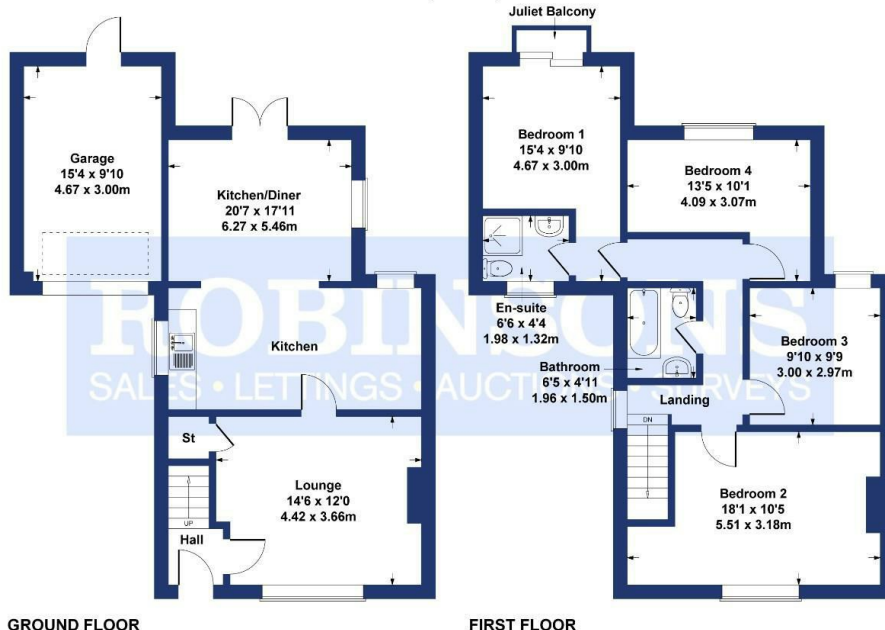


# OUR SERVICES

- Mortgage Advice
- Conveyancing
- Surveys and EPCs
- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

## Cleveland Avenue, Trimdon Village, TS29 6PP

Approximate Gross Internal Area  
1354 sq ft - 126 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. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	81
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswyny ard.co.uk

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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3 High Street, Sedgfield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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