



Tees View, Trimdon Village, TS29 6PR
2 Bed - House - Semi-Detached
£65,000

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It is with pleasure that we offer to the market this impressive two bedroom semi detached house on Tees View, within the popular, family orientated location of Trimdon Village. THE PROPERTY IS TO BE SOLD WITH THE EXISTING TENANT INSITU WHO IS CURRENTLY PAYING £425 PER MONTH. Having easy access to all of the local amenities offered in & around the immediate area itself & within a short drive to the neighbouring village of Sedgfield, the property is within excellent commuting distance to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. In brief, this well proportioned home comprises: Entrance porch through to a welcoming entrance lobby with stairs to the first floor, an impressive lounge (measuring 13ft approximately) with window to front elevation, kitchen/dining area with a range of fitted wall & base units & further access to a rear porch. The first floor landing boasts two double bedrooms & a lovely family bathroom with three piece suite. Externally, the property occupies an impressive plot & boasts gardens to both front & rear. An ideal opportunity for buy-to-let investors to add to their portfolio; we strongly encourage thorough internal inspection in order to fully appreciate the style, layout, standard & space of this impressive property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE PORCH

ENTRANCE LOBBY

LOUNGE
13'9 x 11'11 (4.19m x 3.63m)

KITCHEN / DINING AREA
17'11 x 7'11 (5.46m x 2.41m)

REAR PORCH

FIRST FLOOR LANDING

MASTER BEDROOM
12'2 x 10'8 (3.71m x 3.25m)

BEDROOM TWO
9'10 x 8'1 (3.00m x 2.46m)

BATHROOM
7'6 x 6'0 (2.29m x 1.83m)

EXTERNALLY

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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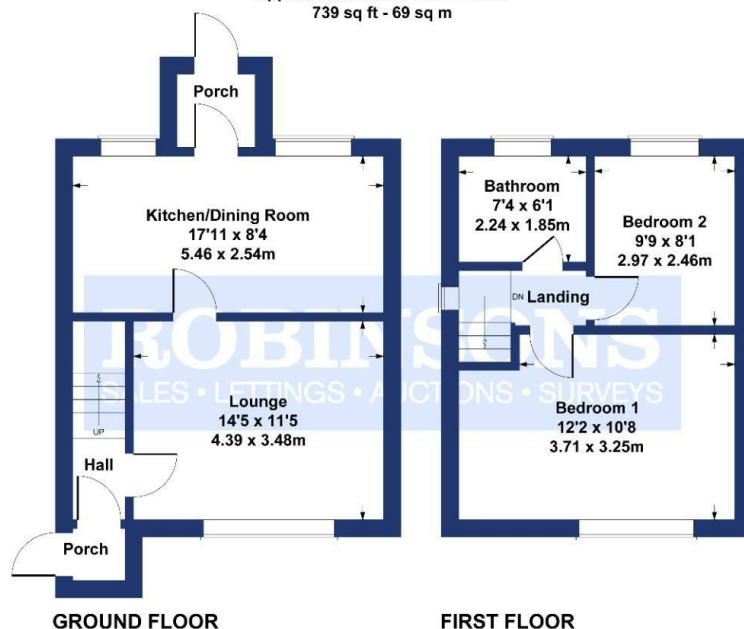
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tees View, Trimdon Village, TS29 6PR

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

DURHAM

1-3 Old Elvet

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The Wynd

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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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