



St. Pauls Road, Trimdon Colliery, TS29 6AL
2 Bed - House - Semi-Detached
£69,950

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SALES • LETTINGS • AUCTIONS • SURVEYS

Positioned pleasantly within the popular, family orientated location of Trimdon Colliery, we are thrilled to offer to the market with no onward chain; this deceptively spacious semi detached house with two double bedrooms on St. Pauls Road. This impressive residence would be the perfect purchase for young families/first time buyers or those looking to downsize. Having easy access to all of the immediate amenities offered in & around Trimdon itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this well proportioned home also benefits from gas central heating via a combi boiler & double glazing. In brief, this impressive home comprises: Welcoming entrance hallway with stairs to the first floor, a lovely open-plan lounge/dining area with windows to both front & rear elevations, kitchen with a range of fitted wall & base units & access through to a spacious utility area with access to both front & rear. Externally, the property enjoys an enclosed garden to rear with paved patio area whilst the front is open aspect. We thoroughly recommend full internal inspection in order to fully appreciate the style, layout & space of this tastefully decorated home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE / DINING AREA
19'7 x 10'8 (5.97m x 3.25m)

KITCHEN
8'11 x 7'4 (2.72m x 2.24m)

UTILITY ROOM
19'10 x 7'0 (6.05m x 2.13m)

FIRST FLOOR LANDING

MASTER BEDROOM
13'1 x 9'5 (3.99m x 2.87m)

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

BATHROOM
8'6 x 5'3 (2.59m x 1.60m)

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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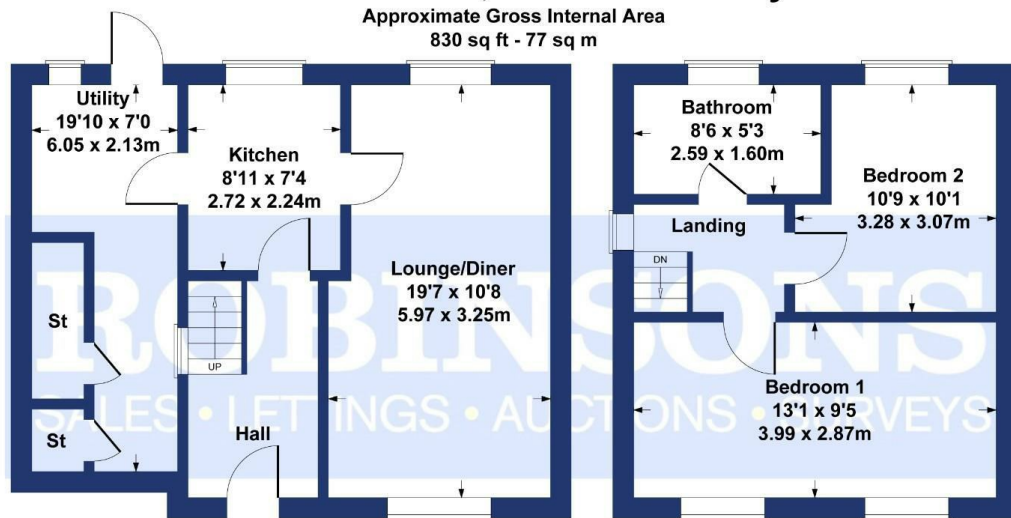
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Pauls Road, Trimdon Colliery

Approximate Gross Internal Area
830 sq ft - 77 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	
	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

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T: 0191 383 9994 (option1) (Lettings)
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WYNYARD

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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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