



**Commercial Street, Trimdon Colliery, TS29  
6AD  
3 Bed - House - Mid Terrace  
£115,000**

**ROBINSONS**  
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Presented to an exceptionally high standard throughout; we are thrilled to offer to the market this stunning, deceptively spacious terraced house with three bedrooms pleasantly positioned on Commercial Street, within the popular, family orientated location of Trimdon Colliery. This well proportioned residence has been a loving family home for many years & is unique in the sense that it also enjoys an enclosed garden, detached single garage & driveway to the rear elevation. Having easy access to all of the immediate amenities offered in & around Trimdon itself, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. This stylish home has undergone work in recent years to include a re-fitted breakfasting kitchen, re-fitted bathroom & full re-decoration. In brief, the property itself comprises: Welcoming entrance lobby, spacious lounge (measuring 1ft x 14ft approximately) with feature media wall & window to front elevation, the beautiful open-plan breakfasting kitchen with a range of fitted wall & base units, rear lobby with access through to a useful ground floor cloaks/wc. The first floor landing boasts three excellent sized bedrooms & lovely family bathroom. Externally, the property enjoys a well maintained, enclosed yard to rear whilst beyond the yard lies an enclosed garden area with lawn & decking, driveway parking for two vehicles & the detached single garage. This is the ideal purchase for first time buyers/young families seeking a property of a great standard which offers both internal & external space. We thoroughly encourage full internal viewing.

FREEHOLD  
EPC Rating: C  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**LOUNGE**  
17'4 x 14'10 (5.28m x 4.52m)

**KITCHEN / DINING AREA**  
14'9 x 13'10 (4.50m x 4.22m)

#### **INNER LOBBY**

#### **GROUND FLOOR CLOAKS / WC**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
14'10 x 10'2 (4.52m x 3.10m)

**BEDROOM TWO**  
15'2 x 9'10 (4.62m x 3.00m)

**BEDROOM THREE**  
11'0 x 7'4 (3.35m x 2.24m)

**FAMILY BATHROOM**  
11'0 x 6'11 (3.35m x 2.11m)

#### **EXTERNALLY**

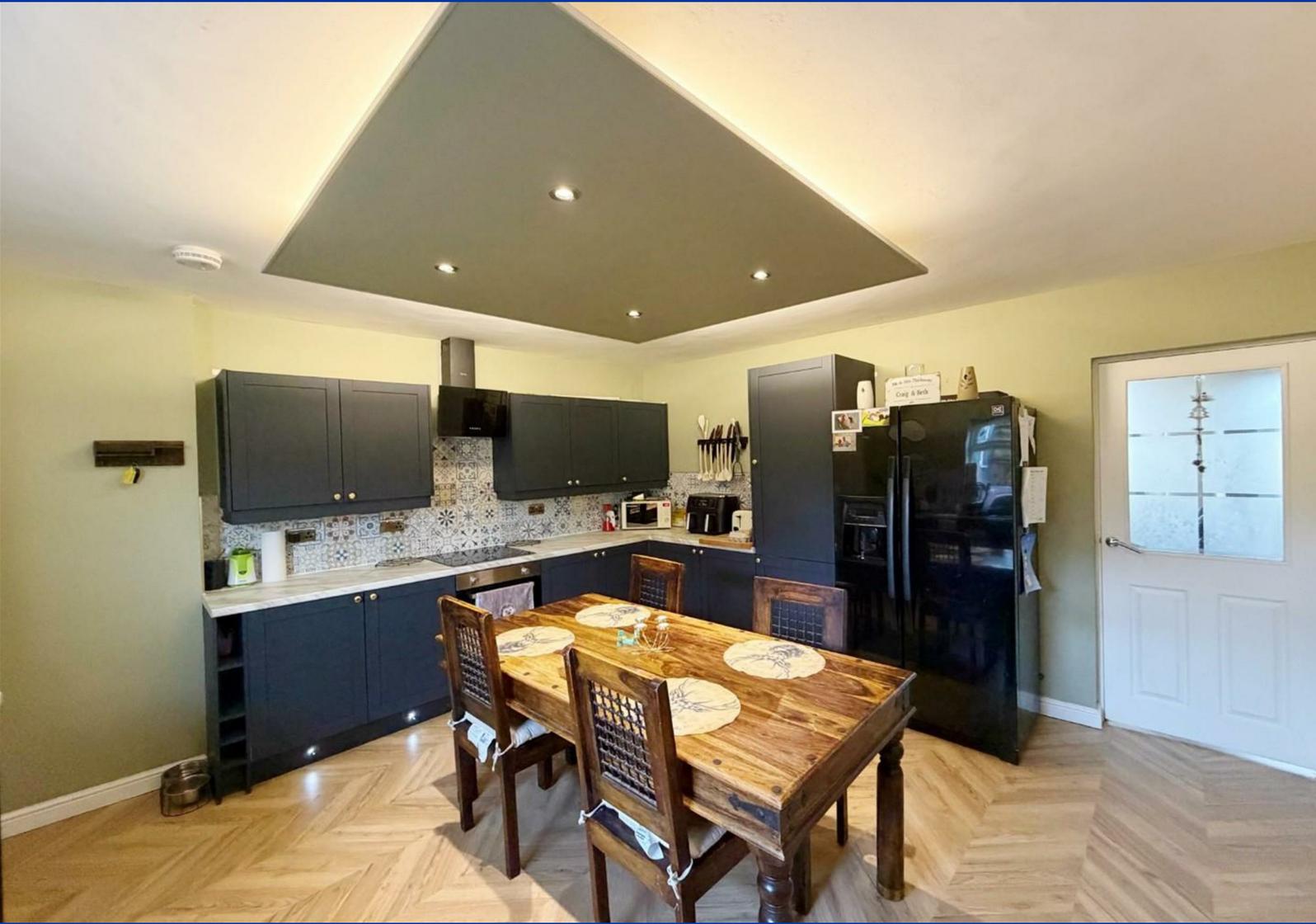
**SINGLE GARAGE**  
17'6 x 10'3 (5.33m x 3.12m)

#### **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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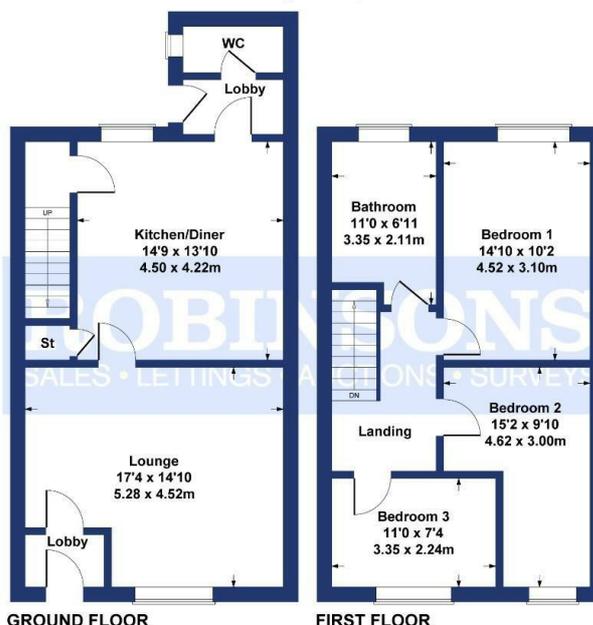
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Commercial Street, Trimdon Colliery, TS29 6AD

Approximate Gross Internal Area  
1095 sq ft - 102 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	86
(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  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

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DH1 3HL

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E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

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### BISHOP AUCKLAND

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### CROOK

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### SPENNYMOOR

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### SEDFIELD

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### WYNYARD

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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