



**May Crescent, TS29 6BA**  
**4 Bed - House - Semi-Detached**  
**£84,950**

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Nestled within the family orientated location of Trimdon Station; we are delighted to offer to the market with no onward chain; this deceptively spacious semi detached house with four bedrooms, pleasantly positioned on May Crescent. Occupying this spectacular plot, the property has been a loving home for many years & whilst elements of the property do require some updating, it is the perfect purchase for clients seeking both internal & external space. Having easy access to all of the local amenities offered in & around the immediate area & 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 2024 re-fitted combi boiler & 2024 re-fitted double glazing. In brief, this well proportioned residence comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge (measuring 17ft x 13ft approximately) with windows to both front & rear elevations, breakfasting kitchen with a range of fitted wall & base units & separate dining room. The first floor landing boasts four good sized bedrooms, family bathroom & separate wc. Externally, the property enjoys an exceptional sized garden to the rear which is largely laid to lawn, whilst the front area is also enclosed. Rarely do properties of this size, within this location hit the market & we thoroughly encourage full internal inspection in order to fully appreciate its size, style, space & potential.

FREEHOLD  
Council Tax Band: A  
EPC Rating: TBC

#### ENTRANCE HALLWAY

**LOUNGE**  
17'11 x 13'4 (5.46m x 4.06m)

**KITCHEN**  
13'0 x 13'5 (3.96m x 4.09m)

**SEPARATE DINING ROOM**  
11'1 x 10'5 (3.38m x 3.05m'1.52m)

#### FIRST FLOOR LANDING

**MASTER BEDROOM**  
14'10 x 7'7 (4.52m x 2.31m)

**BEDROOM TWO**  
11'1 x 10'5 (3.38m x 3.18m)

**BEDROOM THREE**  
9'9 x 9'1 (2.97m x 2.77m)

**BEDROOM FOUR**  
9'9 x 8'1 (2.97m x 2.46m)

**BATHROOM**  
6'5 x 5'6 (1.96m x 1.68m)

#### SEPARATE WC

#### 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.



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

## 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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## SEDFIELD

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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.



# ROBINSONS

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