

Park Road, Trimdon Colliery, TS29 6LQ
2 Bed - House - Semi-Detached
£84,950

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Presented to the market with a touch of style & sophistication; we are thrilled to offer for sale, this impressive, extended semi detached house with two double bedrooms positioned pleasantly with spectacular views of the neighbouring countryside on Park Road, within the popular, family orientated location of Trimdon Colliery. Having easy access to all of the immediate amenities offered in & around the area itself, the property is only a short drive to the neighbouring village of Sedgefield, 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. An ideal opportunity for the young family/first time buyers or those looking to downsize to acquire this well proportioned residence which briefly comprises: Welcoming entrance lobby with stairs to the first floor & access through to a useful ground floor cloaks/wc, a spacious lounge (measuring 20ft approximately) with window to front elevation, a spacious dining area with French doors to rear garden & a (17ft approximately) kitchen with a range of fitted wall & base units & further access through to a useful outhouse/utility area. The first floor landing boasts two double bedrooms & a family bathroom. with modern three piece suite. Externally, the home enjoys a good sized, enclosed garden to the rear elevation which has stunning views of the open fields whilst to the front, the driveway provides parking for upto two vehicles. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this tastefully decorated property for sale.

BATHROOM

6'0 x 5'3 (1.83m x 1.60m)

EXTERNALLY

FREEHOLD

EPC Rating: TBC

Council Tax Band: A

ENTRANCE LOBBY**GROUND FLOOR CLOAKS/WC****LOUNGE**

20'0 x 10'8 (6.10m x 3.25m)

DINING ROOM

11'4 x 8'8 (3.45m x 2.64m)

KITCHEN

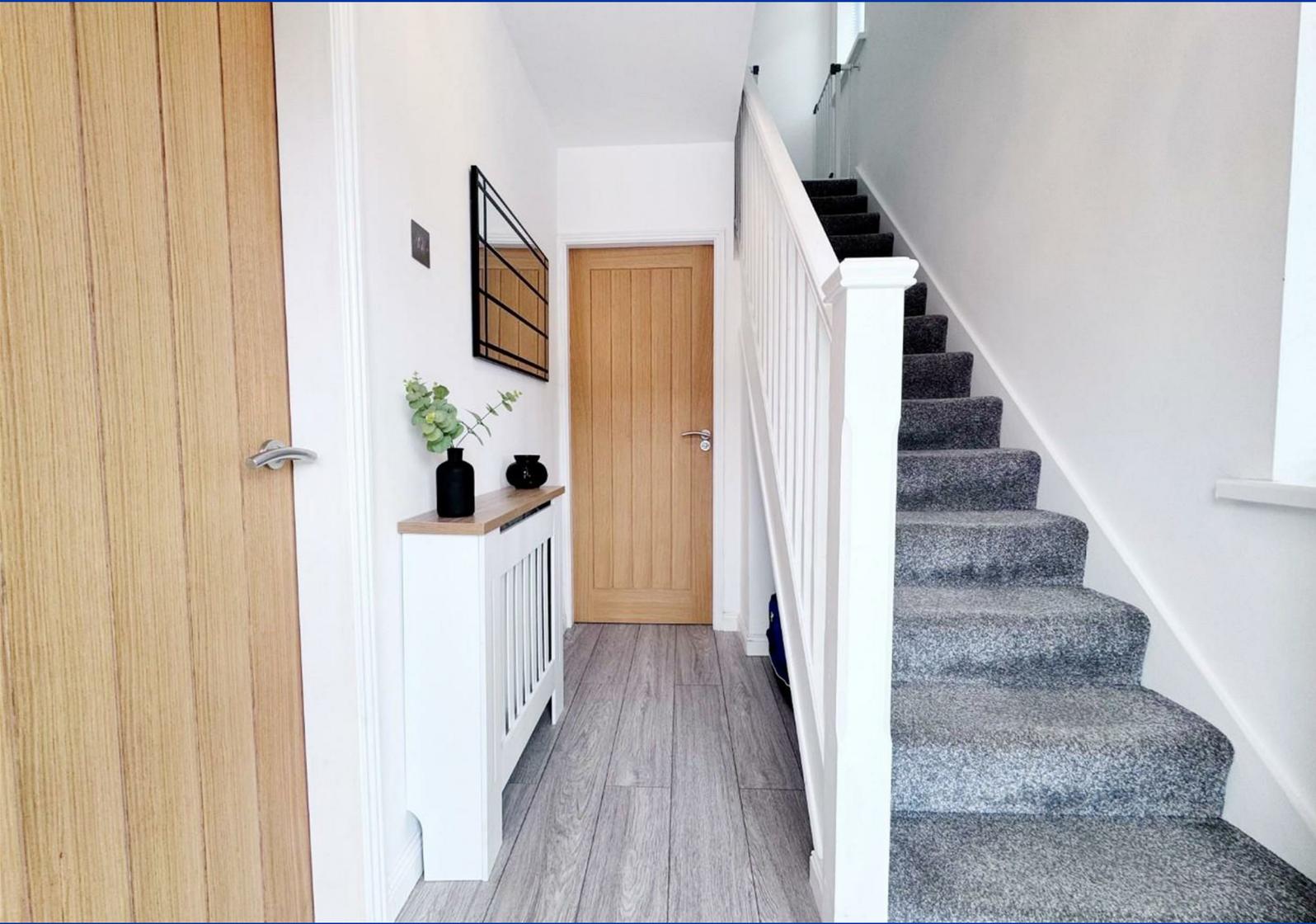
17'6 x 7'4 (5.33m x 2.24m)

OUTHOUSE**FIRST FLOOR LANDING****MASTER BEDROOM**

16'11 x 9'6 (5.16m x 2.90m)

BEDROOM TWO

10'8 x 9'1 (3.25m x 2.77m)



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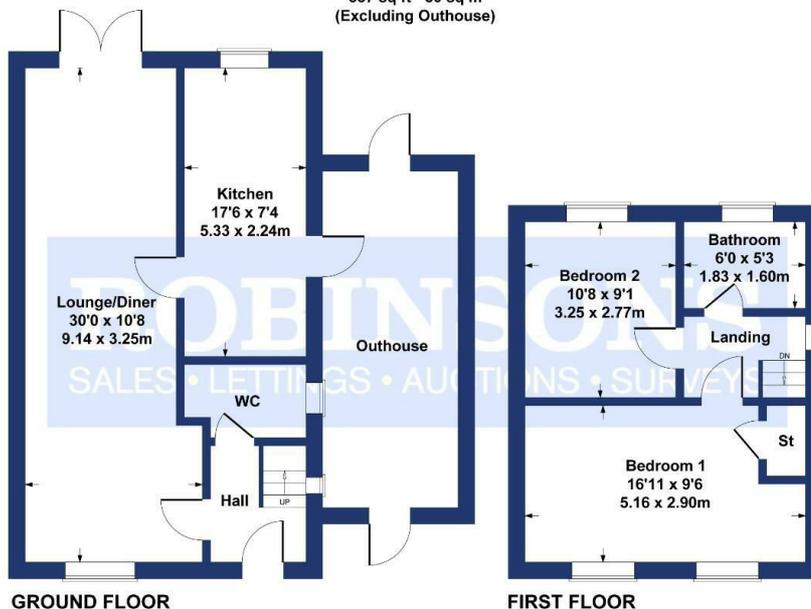
Dedicated Property Manager

Park Road, Trimdon Colliery, TS29 6LQ

Approximate Gross Internal Area

857 sq ft - 80 sq m

(Excluding Outhouse)



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	A		
105-91	B		
89-85	C		
75-84	D		
69-74	E		
55-68	F		
35-54	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
41-38	F		
11-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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