



**Dunelm Road, Trimdon Village, TS29 6PX**  
**3 Bed - House - Semi-Detached**  
**£105,000**

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It is with pleasure that we offer to the market this exceptionally well presented three bedroom semi detached house on Dunelm Road, within the highly sought after, family orientated location of Trimdon Village. Maintained to an exceptionally high standard throughout, this is the perfect purchase for young families/first time buyers. Occupying an impressive plot to rear elevation, this tastefully decorated home has easy access to all of the immediate amenities offered in & around the area itself, is within a five minute drive to the neighbouring village of Sedgefield, has excellent road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & 2021 re-fitted double glazing throughout. In brief, this well proportioned home comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation, a stunning open-plan kitchen/dining area (measuring 18ft approximately) with a range of fitted wall & base units & further access through to a useful outhouse/utility room. The first floor landing boasts three bedrooms & a family bathroom with three piece suite. Externally, the property enjoys a tremendous sized, enclosed garden to the rear which is largely laid to lawn, whilst to the front, there is an additional paved garden area. We thoroughly recommend an early internal viewing in order to fully appreciate the style, standard, quality, layout & size of this well appointed residence for sale.

FREEHOLD  
EPC Rating: D  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

**LOUNGE**  
11'11 x 11'10 (3.63m x 3.61m)

**KITCHEN / DINING AREA**  
18'11 x 10'3 (5.77m x 3.12m)

#### **OUTHOUSE AREA**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'1 x 10'4 (3.68m x 3.15m)

**BEDROOM TWO**  
11'5 x 10'10 (3.48m x 3.30m)

**BEDROOM THREE**  
8'11 x 6'10 (2.72m x 2.08m)

**BATHROOM**  
7'4 x 6'1 (2.24m x 1.85m)

#### **EXTERNALLY**



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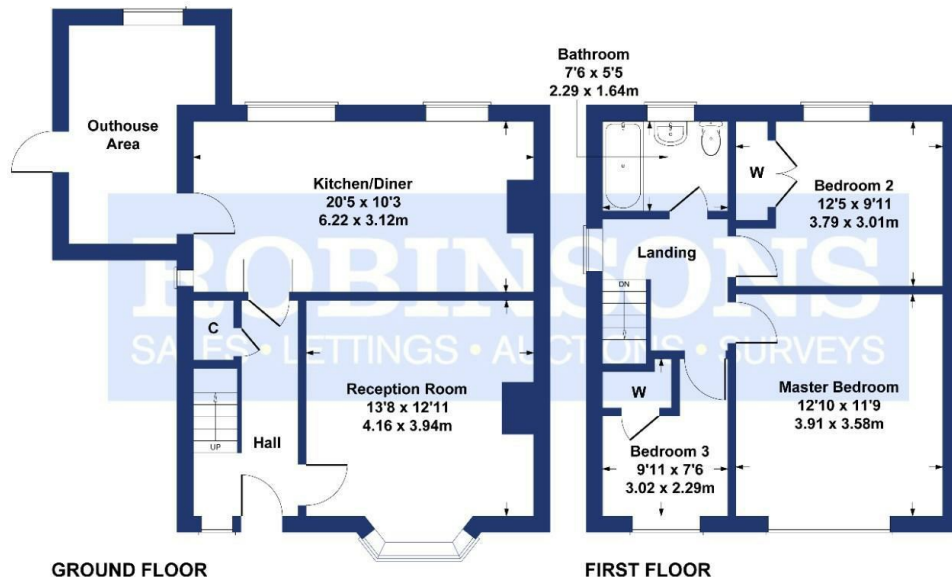
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Dunelm Road, Trimdon Village, TS29 6PX**

Approximate Gross Internal Area  
969 sq ft - 90 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		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(45-54)	F		
(35-44)	G		
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(45-54)	F		
(35-44)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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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.

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