



**Windsor Square, Trimdon Village, TS29 6JL**  
**2 Bed - House - Semi-Detached**  
**£35,000**

**ROBINSONS**  
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## NOTICE OF OFFER

Robinsons Estate Agents are now in receipt of an offer for the sum of £39,500 for 52 Windsor Square, Trimdon, TS29 6JL. Anyone wishing to place an offer on this property should contact Robinsons, 3 High Street, Sedgefield, TS21 2AU (01740 621777) before exchange of contracts..

Positioned within the heart of Trimdon Village, we are thrilled to offer to the market with no onward chain; this deceptively spacious semi detached house with two double bedrooms on Windsor Square. Available for cash purchase ONLY, this is an excellent opportunity for buyers looking the 'put their own stamp' on a property to make their own. Having easy access to all of the local amenities offered in & around the area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing. In brief, the property comprises: Welcoming entrance lobby with stairs to the first floor, an open-plan lounge/dining area (measuring 19ft approximately) with windows to both front & rear elevation, kitchen & useful outhouse/utility area. The first floor landing boasts two double bedrooms & bathroom. Externally, the property enjoys an enclosed garden to the rear whilst the front is open aspect. We thoroughly advise full internal inspection in order to fully appreciate the size, layout & potential of property for sale.

## FREEHOLD

EPC Rating: TBC

Council Tax Band: A

## ENTRANCE LOBBY

### LOUNGE / DINING ROOM

19'0 x 10'0 (5.79m x 3.05m)

### KITCHEN

11'10 x 7'10 (3.61m x 2.39m)

### OUTHOUSE

### FIRST FLOOR LANDING

### MASTER BEDROOM

13'0 x 9'7 (3.96m x 2.92m)

### BEDROOM TWO

10'7 x 9'6 (3.23m x 2.90m)

### BATHROOM

6'0 x 5'5 (1.83m x 1.65m)

## EXTERNALLY

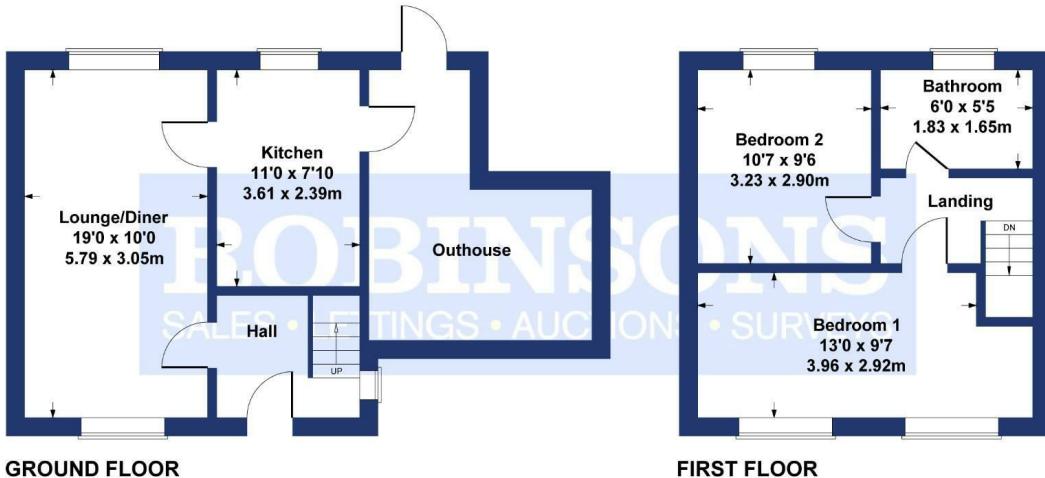


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- Conveyancing
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- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

## Windsor Square, Trimdon Village, TS29 6JL

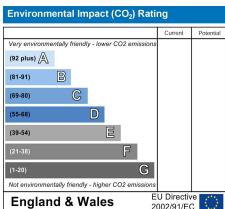
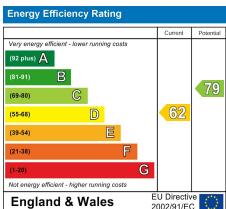
Approximate Gross Internal Area  
841 sq ft - 78 sq m



### 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. 2024



### DURHAM

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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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