



**St. Pauls Road, Trimdon Colliery, TS29 6AL**  
**2 Bed - House - Semi-Detached**  
**Offers Around £79,950**

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An absolute credit to its current owners; we are thrilled to offer to the market with no onward chain; this exceptionally well presented semi detached house with two double bedrooms on St Pauls Road, within the highly sought after, family orientated location of Trimdon Colliery. This tastefully decorated property has been a loving family home for many years; enjoys the added benefit of a 19ft (approximately) garden room to the rear elevation & is the ideal purchase for young families/first time buyers or those looking to downsize. Having easy access to all of the local amenities offered in & around Trimdon itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits from double glazing throughout. We have been advised by our vendor that the central heating system within the home is in need of replacement. In brief, this deceptively spacious property comprises: Welcoming entrance hallway with stairs to the first floor, a stunning 20ft (approximately) lounge with bow window to front elevation, an impressive kitchen/breakfast room with a range of fitted wall & base units & further access to the lovely garden room which overlooks the rear. The first floor landing boasts two double bedrooms (which both benefit from built-in wardrobes) & a family bathroom. Externally, the property enjoys an extremely well maintained, enclosed garden to the rear whilst the front is open aspect & has a spacious driveway providing ample vehicle. We thoroughly recommend full internal inspection in order to fully appreciate the style, layout, standard & quality of this remarkable property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

**LOUNGE**  
20'4 x 10'6 (6.20m x 3.20m)

**KITCHEN / BREAKFAST ROOM**  
15'8 x 11'7 (4.78m x 3.53m)

**GARDEN ROOM**  
19'5 x 5'10 (5.92m x 1.78m)

#### **FIRST FLOOR LANDING**

**MASTER BEDOROM**  
11'5 x 9'5 (3.48m x 2.87m)

**BEDROOM TWO**  
10'8 x 10'0 (3.25m x 3.05m)

**BATHROOM**  
6'3 x 5'5 (1.91m x 1.65m)

#### **EXTERNALLY**





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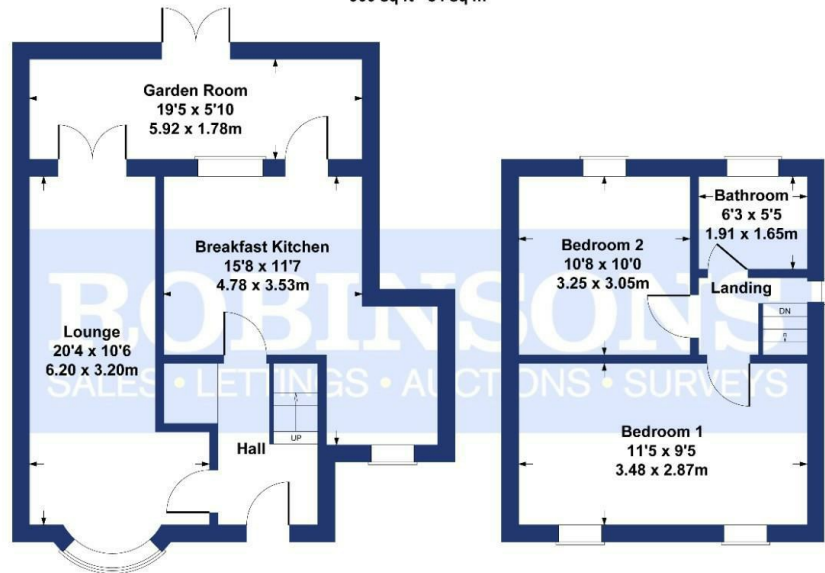
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Strategic Marketing Plan

Dedicated Property Manager

## St Pauls Road, Trimdon Colliery, TS29 6AL

Approximate Gross Internal Area  
900 sq ft - 84 sq m



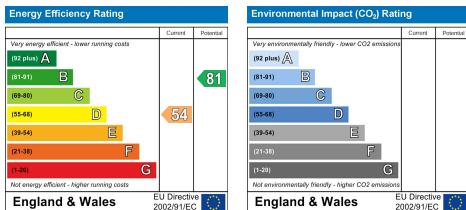
GROUND FLOOR

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. 2025



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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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