



Tees View, Trimdon Village, TS29 6PR
2 Bed - House - Semi-Detached
£65,000

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It is with pleasure that we offer to the market this impressive two bedroom semi detached house on Tees View, within the popular, family orientated location of Trimdon Village. THE PROPERTY IS TO BE SOLD WITH THE EXISTING TENANT INSITU WHO IS CURRENTLY PAYING £425 PER MONTH. Having easy access to all of the local amenities offered in & around the immediate area itself & within a short drive to the neighbouring village of Sedgfield, the property is within excellent commuting distance to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. In brief, this well proportioned home comprises: Entrance porch through to a welcoming entrance lobby with stairs to the first floor, an impressive lounge (measuring 13ft approximately) with window to front elevation, kitchen/dining area with a range of fitted wall & base units & further access to a rear porch. The first floor landing boasts two double bedrooms & a lovely family bathroom with three piece suite. Externally, the property occupies an impressive plot & boasts gardens to both front & rear. An ideal opportunity for buy-to-let investors to add to their portfolio; we strongly encourage thorough internal inspection in order to fully appreciate the style, layout, standard & space of this impressive property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE PORCH**ENTRANCE LOBBY**

LOUNGE
13'9 x 11'11 (4.19m x 3.63m)

KITCHEN / DINING AREA
17'11 x 7'11 (5.46m x 2.41m)

REAR PORCH**FIRST FLOOR LANDING**

MASTER BEDROOM
12'2 x 10'8 (3.71m x 3.25m)

BEDROOM TWO
9'10 x 8'1 (3.00m x 2.46m)

BATHROOM
7'6 x 6'0 (2.29m x 1.83m)

EXTERNALLY



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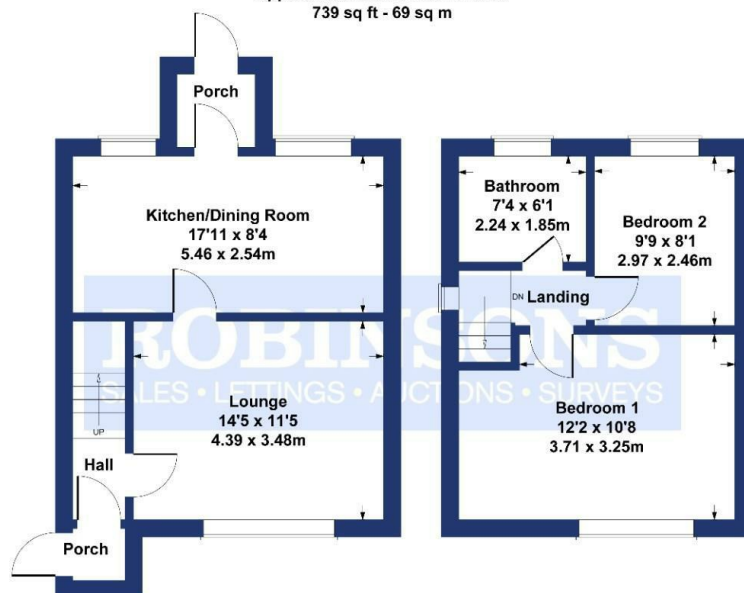
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tees View, Trimdon Village, TS29 6PR

Approximate Gross Internal Area
739 sq ft - 69 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	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		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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