



Elwick View, Trimdon Village, TS29 6JU  
2 Bed - House - Semi-Detached  
£64,950

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We are delighted to present to the market with no onward chain; this impressive semi detached house with two double bedrooms & single garage on Elwick View, within the popular, family orientated location of Trimdon Village. This deceptively spacious property has been well maintained throughout & would be the perfect purchase for the young family or buy-to-let investor. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this well proportioned home also benefits from gas central heating & double glazing throughout. In brief, the property comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, lounge/dining area which runs the depth of the property & has window to front elevation & patio doors leading through to a conservatory, kitchen with a range of fitted wall & base units & access into a useful outhouse area. The first floor landing boasts two double bedrooms & a family bathroom with three piece suite. Externally, an open aspect garden lies to the front whilst an enclosed garden is situated to the rear with access to an 18ft (approximately) single garage. We strongly encourage thorough internal inspection in order to fully appreciate the style, size & layout of this superb home for sale.

18'7 x 7'5 (5.66m x 2.26m)

FREEHOLD  
EPC Rating: D  
Council Tax Band: A

#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

**LOUNGE/DINING AREA**  
19'9 x 10'9 (6.02m x 3.28m)

**CONSERVATORY**  
9'1 x 7'8 (2.77m x 2.34m)

**KITCHEN**  
11'8 x 7'4 (3.56m x 2.24m)

#### **OUTHOUSE AREA**

#### **FIRST FLOOR LANDING**

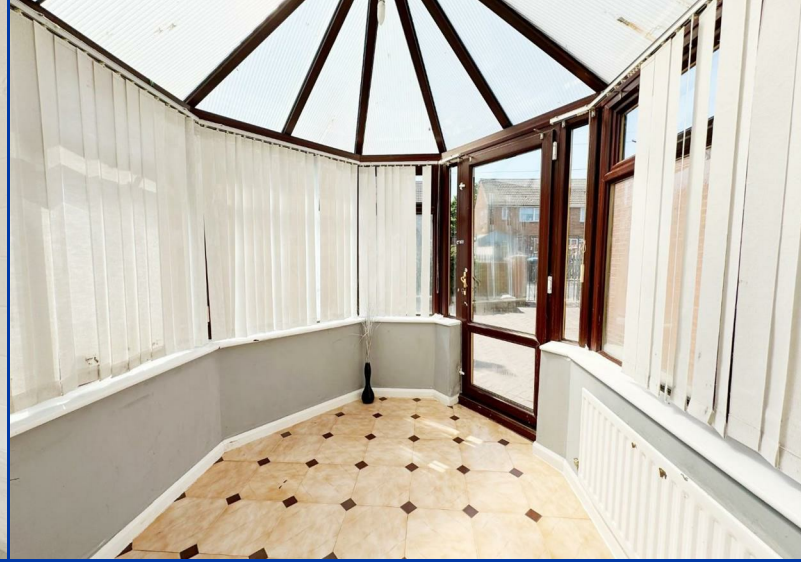
**MASTER BEDROOM**  
15'0 x 9'6 (4.57m x 2.90m)

**BEDROOM TWO**  
10'10 x 10'1 (3.30m x 3.07m)

**BATHROOM**  
6'1 x 5'6 (1.85m x 1.68m)

**EXTERNALLY**  
6'1 x 5'5 (1.85m x 1.65m)

#### **SINGLE GARAGE**



# OUR SERVICES

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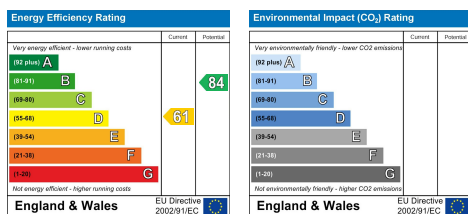
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Dedicated Property Manager



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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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