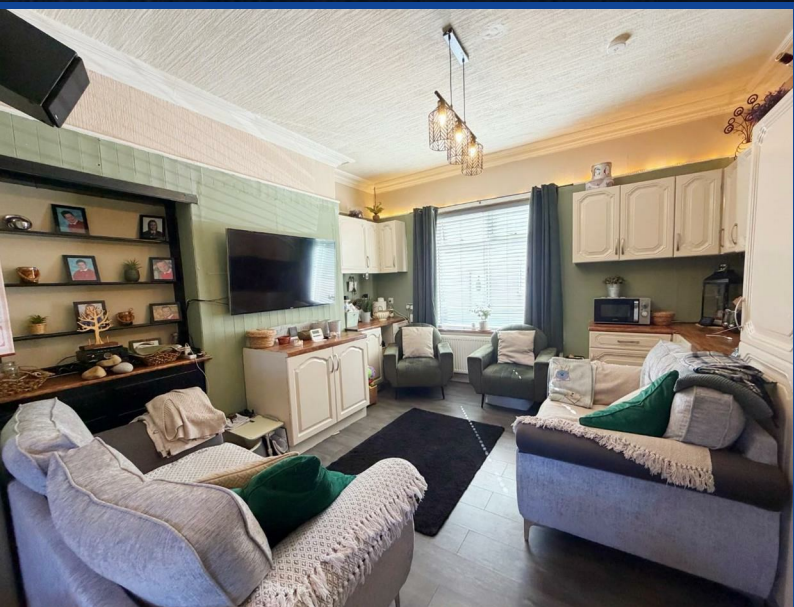




Luke Street, TS29 6DP
4 Bed - House - Terraced
£79,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

We are delighted to offer to the market this deceptively spacious, double-fronted terraced house with four bedrooms pleasantly positioned on Luke Street, within the popular, family orientated location of Trimdon Station. Previously the old Police House; the property is a spectacular size & is the perfect purchase for the growing family. 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, the property also benefits from air-source conditioned heating, part double glazing & solar panels. Oozing character & authenticity throughout with its high ceilings & spacious rooms, this lovely property briefly comprises: Entrance lobby through to a welcoming entrance hallway with stairs to the first floor, lovely lounge (measuring 13ft x 12ft approximately) with window to front elevation, an impressive open-plan kitchen/dining area (measuring 23ft approximately) with a range of fitted wall & base units & a ground floor bathroom with four piece suite. The first floor landing boasts four double bedrooms & a useful separate wc. Externally, the property enjoys a good sized, enclosed yard area to rear. This is a spectacular sized property & we thoroughly encourage full internal inspection in order to fully appreciate its style, size & layout.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE

13'1 x 12'11 (3.99m x 3.94m)

KITCHEN / DINING AREA

23'4 x 13'8 (7.11m x 4.17m)

FAMILY BATHROOM

10'3 x 9'10 (3.12m x 3.00m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'10 x 13'3 (4.22m x 4.04m)

BEDROOM TWO

17'0 x 12'4 (5.18m x 3.76m)

BEDROOM THREE

10'1 x 10'1 (3.07m x 3.07m)

BEDROOM FOUR

9'3 x 8'8 (2.82m x 2.64m)

SEPARATE WC

EXTERNALLY

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

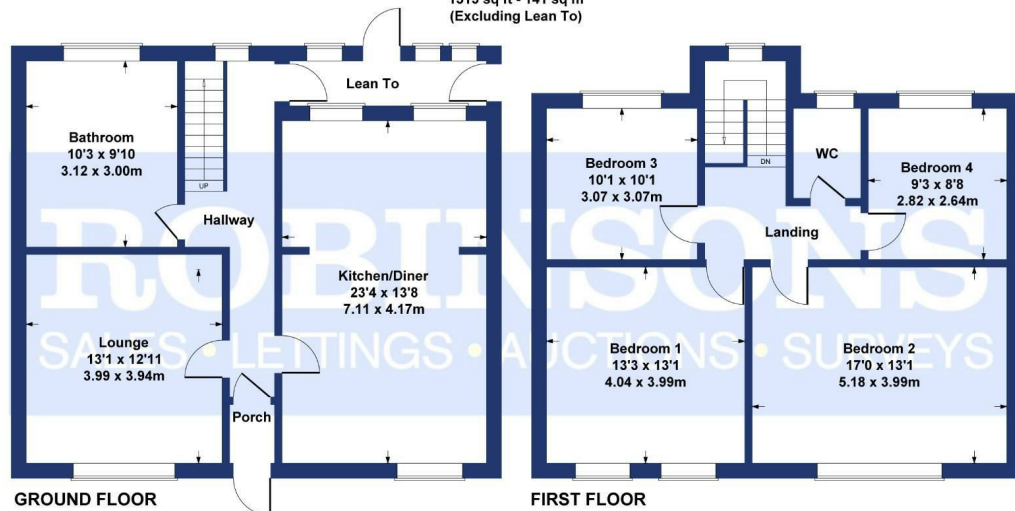
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Luke Street, Trimdon Station, TS29 6DP

Approximate Gross Internal Area
1513 sq ft - 141 sq m
(Excluding Lean To)



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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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E: info@robinsonsspenny Moor.co.uk

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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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