



St. Pauls Road, Trimdon Colliery, TS29 6AL
3 Bed - House - End Terrace
£89,950

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It is with pleasure that we offer to the market with no onward chain; this deceptively spacious three bedroom end-terraced house, pleasantly positioned on St Pauls Road within the popular, family orientated location of Trimdon Colliery. Having been a much loved family home for many years, this well proportioned property offers generous accommodation throughout & represents an ideal purchase for young families or first time buyers. The property enjoys easy access to a range of local amenities, whilst also being ideally situated for commuters, with excellent road links providing convenient access to Durham City, Darlington & Teesside. Further benefits include gas central heating & double glazing. In brief, the accommodation itself comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge which extends the full depth of the property with window overlooking the front elevation & patio doors providing direct access to the rear garden, open-plan kitchen/dining area; fitted with a range of wall & base units, with further access through to a useful separate utility room. The first floor landing provides access to three bedrooms, two of which are generous doubles, together with a re-fitted shower room/WC. Externally, the property enjoys a well-maintained, enclosed rear garden, predominantly laid to paved patio with a variety of established plant & shrub borders, providing an ideal space for outdoor seating and entertaining. The front garden has an attractive open aspect. This is a lovely family home offering considerably more space than may initially be apparent & only through thorough internal inspection can the generous proportions, versatile layout & overall style be fully appreciated.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
18'1 x 10'5 (5.51m x 3.18m)

KITCHEN / DINING AREA
18'1 x 13'5 (5.51m x 4.09m)

UTILITY ROOM
9'2 x 6'3 (2.79m x 1.91m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'1 x 10'6 (3.68m x 3.20m)

BEDROOM TWO
11'5 x 10'6 (3.48m x 3.20m)

BEDROOM THREE
8'5 x 7'4 (2.57m x 2.24m)

SHOWER ROOM
10'6 x 5'5 (3.20m x 1.65m)

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

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Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



FLOOR PLAN COMING SOON

We are preparing the floor plan
and it will be available shortly.



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

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@robinsonscsls.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@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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3 High Street, Sedgfield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk