



St. Pauls Road, Trimdon Colliery, TS29 6AL
2 Bed - House - Semi-Detached
£54,950

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We are delighted to offer to the market with no onward chain this deceptively spacious semi detached house with two double bedrooms, positioned pleasantly within the popular residential area of St. Pauls Road, Trimdon Colliery. This well proportioned property does require some internal modernisation, but is the perfect purchase for clients seeking a home which they can 'put their own stamp' on. Having easy access to all of the local amenities offered in & around the immediate area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this impressive home also benefits from gas central heating via a combi boiler & double glazing. The property itself comprises in brief: Welcoming entrance hallway with stairs to the first floor, spacious lounge/dining area running the depth of the property (measuring 20ft approximately), conservatory to rear & a breakfasting kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & the re-fitted shower room. Externally, the property enjoys an enclosed garden to rear with open aspect to front offering off road parking. Thorough internal viewing comes highly recommended in order to fully appreciate the style, space, layout & potential of property for sale.

FREEHOLD
EPC Rating: C
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE / DINING AREA
20'3 x 10'9 (6.17m x 3.28m)

CONSERVATORY
7'11 x 7'1 (2.41m x 2.16m)

BREAKFASTING KITCHEN
17'10 x 8'11 (5.44m x 2.72m)

FIRST FLOOR LANDING

MASTER BEDROOM
17'2 x 9'1 (5.23m x 2.77m)

BEDROOM TWO
10'2 x 10'2 (3.10m x 3.10m)

SHOWER ROOM
6'4 x 5'5 (1.93m x 1.65m)

EXTERNALLY



OUR SERVICES

Mortgage Advice

Conveyancing

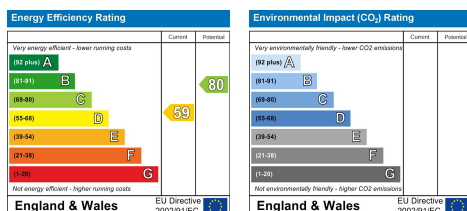
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

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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