





Tobin Street, TS29 6DD
1 Bed - Bungalow - Terrace
£40,000

ROBINSONS
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Ideally situated on Thornley Road in Trimdon Station, we are delighted to offer to the market with no onward chain this end-terraced bungalow with one double bedroom on Tobin Street. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teesside, this deceptively spacious property also benefits from gas central heating & double glazing throughout. The internal layout briefly comprises: Welcoming entrance vestibule with access through to a spacious lounge with window to front elevation, fitted kitchen with a range of wall & base units & spacious walk-in storage cupboard, dual aspect double sized bedroom, rear lobby & wet room. Externally to the rear, there is an enclosed yard with rear access gate & to the front is a well stocked garden. We highly recommend thorough internal inspection in order to fully appreciate the property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
13'1 x 13'1 (3.99m x 3.99m)

KITCHEN
12'2 x 6'2 (3.71m x 1.88m)

INNER HALLWAY

SHOWER ROOM
5'7 x 5'5 (1.70m x 1.65m)

DOUBLE BEDROOM
11'1 x 11'0 (3.38m x 3.35m)

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











OUR SERVICES

Mortgage Advice

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Property Auctions

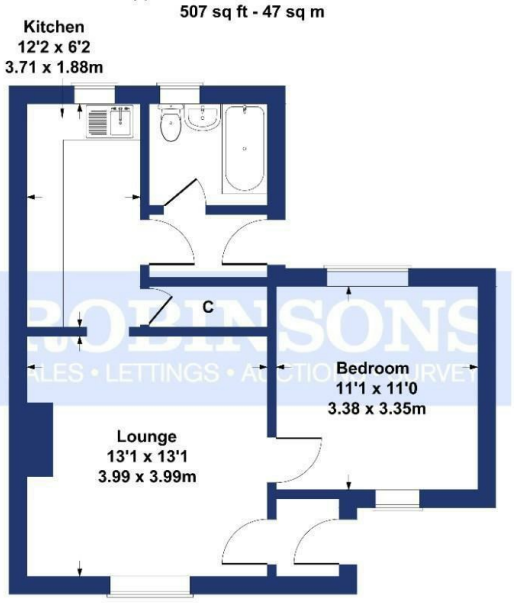
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tobin Street TS29 6DD

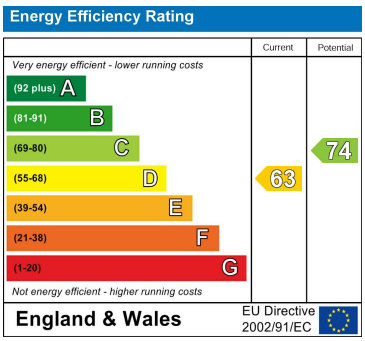
Approximate Gross Internal Area
507 sq ft - 47 sq m



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. 2024



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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 efficent 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.