

West Lane, Trimdon, TS29 6NA
3 Bed - House - Semi-Detached
Offers Over £137,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

It is with pleasure we offer to the market with this deceptively spacious three bedroom semi detached house situated pleasantly on West Lane, within the highly sought after, family orientated area of Trimdon Village. This impressive property has been a loving home for many years & whilst it does require some internal modernisation; is the perfect purchase for the growing family. Having easy access to all of the local amenities offered in & around Trimdon itself, the property has easy access to all major road links & bus routes leading to Durham City, Darlington & Teeside & benefits further from gas central heating via a combi boiler & double glazing throughout. This well proportioned residence briefly comprises: entrance porch with access through to a spacious lounge with bay window to front elevation & stairs to the first floor, kitchen/dining area with a range of fitted wall & base units & walk-in pantry & further access to a 12ft (approximately) conservatory which gives access to rear. The first floor landing boasts three bedrooms & a re-fitted bathroom. Externally, this lovely property enjoys a South-facing garden to the rear elevation, whilst to the front, there is an ample sized driveway providing ample vehicle parking. We thoroughly recommend full internal inspection in order to fully appreciate the size, style & space within this impressive dwelling.

EPC Rating: C
Council Tax Band: C

ENTRANCE PORCH

LOUNGE

18'7 x 12'6 (5.66m x 3.81m)

KITCHEN / DINER

18'6 x 9'4 (5.64m x 2.84m)

CONSERVATORY

12'0 x 8'0 (3.66m x 2.44m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'5 x 9'8 (3.78m x 2.95m)

BEDROOM TWO

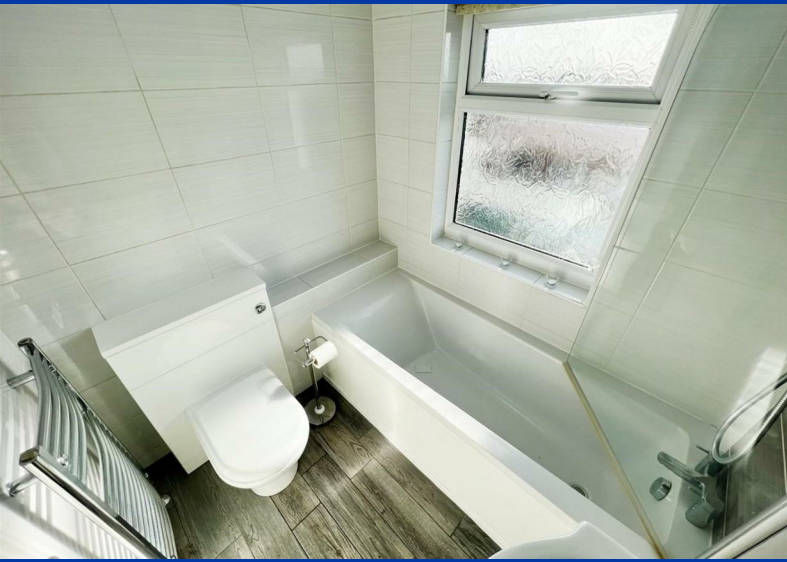
10'0 x 9'5 (3.05m x 2.87m)

BEDROOM THREE

6'8 x 6'2 (2.03m x 1.88m)

FAMILY BATHROOM

EXTERNALLY



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

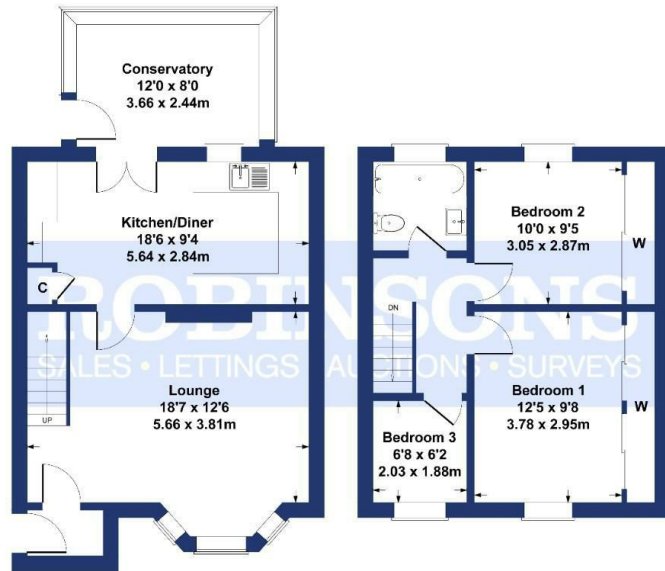
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

West Lane, Trimdon Village, TS29 6NA

Approximate Gross Internal Area
965 sq ft - 90 sq m



GROUND FLOOR

FIRST FLOOR

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. 2022

Energy Efficiency Rating		Current	Potential
105-110	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		73	86
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
102-110	A		
81-101	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not environmentally friendly - lower CO ₂ emissions			
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@robinsonscs.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@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.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.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk