



Tees View, Trimdon Village, TS29 6PR  
2 Bed - House - Semi-Detached  
£65,000

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It is with pleasure that we offer to the market this impressive two bedroom semi detached house on Tees View, within the popular, family orientated location of Trimdon Village. THE PROPERTY IS TO BE SOLD WITH THE EXISTING TENANT INSITU WHO IS CURRENTLY PAYING £425 PER MONTH. Having easy access to all of the local amenities offered in & around the immediate area itself & within a short drive to the neighbouring village of Sedgfield, the property is within excellent commuting distance to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. In brief, this well proportioned home comprises: Entrance porch through to a welcoming entrance lobby with stairs to the first floor, an impressive lounge (measuring 13ft approximately) with window to front elevation, kitchen/dining area with a range of fitted wall & base units & further access to a rear porch. The first floor landing boasts two double bedrooms & a lovely family bathroom with three piece suite. Externally, the property occupies an impressive plot & boasts gardens to both front & rear. An ideal opportunity for buy-to-let investors to add to their portfolio; we strongly encourage thorough internal inspection in order to fully appreciate the style, layout, standard & space of this impressive property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE PORCH**

#### **ENTRANCE LOBBY**

#### **LOUNGE**

13'9 x 11'11 (4.19m x 3.63m)

#### **KITCHEN / DINING AREA**

17'11 x 7'11 (5.46m x 2.41m)

#### **REAR PORCH**

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

12'2 x 10'8 (3.71m x 3.25m)

#### **BEDROOM TWO**

9'10 x 8'1 (3.00m x 2.46m)

#### **BATHROOM**

7'6 x 6'0 (2.29m x 1.83m)

#### **EXTERNALLY**



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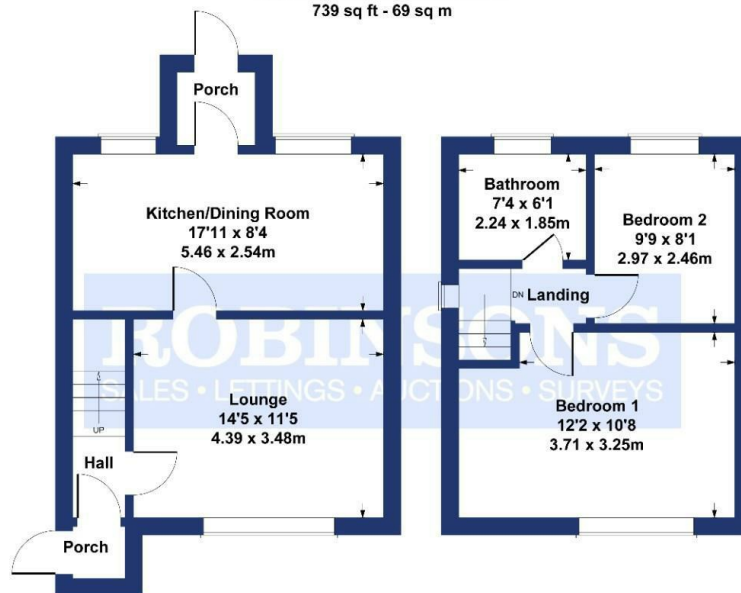
Strategic Marketing Plan

Dedicated Property Manager

Tees View, Trimdon Village, TS29 6PR

Approximate Gross Internal Area

739 sq ft - 69 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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
EU Directive 2002/91/EC	
England & Wales	

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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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