



Front Street North, Trimdon, TS29 6PF  
2 Bed - House - Terraced  
£115,000

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## Front Street North Trimdon, TS29 6PF

Located in the heart of Trimdon Village, overlooking the village green, we are pleased to introduce this delightful terraced house on Front Street North. This deceptively spacious property features two well-sized bedrooms and a comfortable reception room, making it an ideal choice for first-time buyers or those seeking to downsize. Additionally, the loft area is boarded with loft ladder & power/lighting.

The house has been lovingly maintained over the years, showcasing a warm and inviting atmosphere that one can easily call home. The layout is practical and well-proportioned, ensuring that every corner of the property is utilised effectively. The modern kitchen and bathroom are conveniently located, adding to the overall functionality of the home.

Situated in a vibrant community, this residence offers easy access to a variety of local amenities, including shops, schools, and parks, all within a short distance. The surrounding area is known for its friendly atmosphere and sense of community, making it a wonderful place to settle down.

This property presents a fantastic opportunity for anyone looking to establish themselves in a welcoming village setting. With its combination of space, comfort, and location, this house is not to be missed. We invite you to come and experience the charm of this lovely home for yourself.

EPC Rating TBC  
Council Tax Band A











## GROUND FLOOR

### ENTRANCE LOBBY

Entered via a composite door to the front

### LOUNGE

16'2 x 12'7 (4.93m x 3.84m)

With feature gas fire and stairs leading to the first floor

### KITCHEN / DINING AREA

12'7 x 11'11 (3.84m x 3.63m)

Fitted with a range of wall and base units having contrasting worktops incorporating 1.5 single drainer sink unit, electric hob with built under oven and extractor hood, tiled floor and splashbacks, space for fridge freezer and patio doors to the rear courtyard.

## FIRST FLOOR LANDING

### MASTER BEDROOM

12'7 x 12'11 (3.84m x 3.94m)

With feature cast fire surround, window to the front and over stair storage cupboard

### BEDROOM TWO

12' x 7'2 (3.66m x 2.18m)

With window to rear having lovely views to the fields beyond

### BATHROOM

Fitted with a modern three piece suite comprising panelled bath with shower over, vanity unit with wash basin and WC, shelved storage cupboard and vertical radiator

### EXTERNAL

To the rear there is a pleasant block paved courtyard with gate leading to a rear lane

### AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Leasehold (900 years unknown)

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – N/A

Rights & Easements – Unknown

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – Unknown

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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### COMPLIANCE

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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