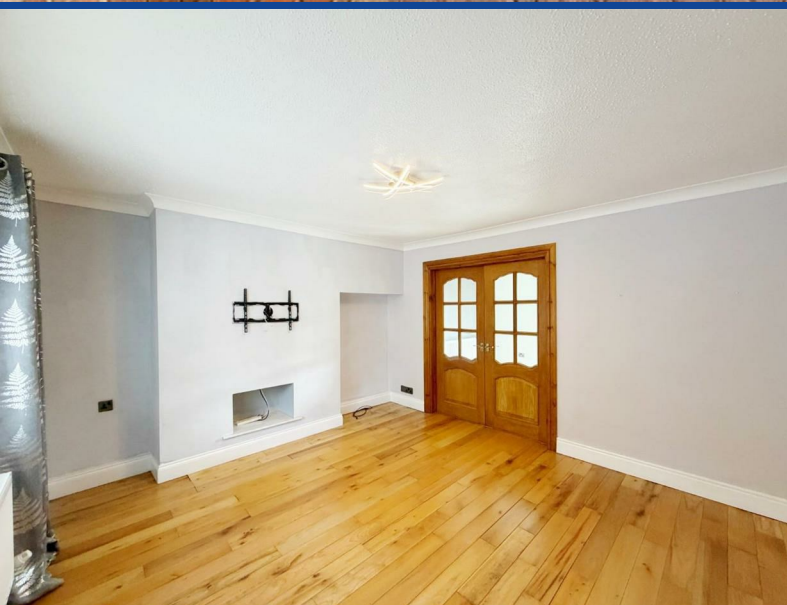




Dunelm Road, Trimdon, TS29 6PX
3 Bed - House - Semi-Detached
£124,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

It is with pleasure that we offer to the market with no onward chain; this exceptionally well maintained semi detached house with three bedrooms pleasantly positioned on Dunelm Road, within the popular, family orientated location of Fishburn. This impressive residence boasts spacious rooms throughout & is the perfect purchase for growing families/first time buyers. Having easy access to all of the immediate amenities offered in & around the area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing. In brief, this well proportioned property comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, spacious lounge with bow window to front elevation & an open-plan kitchen/dining area with a range of fitted wall & base units & access to rear. The first floor landing boasts three bedrooms & family bathroom with four piece suite. Externally, the property enjoys an enclosed, South-facing rear garden with decking & paved patio areas whilst an additional enclosed garden is situated at the front. Additionally, a spacious driveway provides ample vehicle parking for several cars & leads to a detached single garage (measuring 16ft approximately). We highly encourage thorough internal inspection in order to fully appreciate the style, space & layout of this impressive home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE
13'8 x 12'5 (4.17m x 3.78m)

KITCHEN/DINING AREA
20'3 x 10'2 (6.17m x 3.10m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'9 x 10'0 (3.89m x 3.05m)

BEDROOM TWO
12'5 x 10'0 (3.78m x 3.05m)

BEDROOM THREE
9'5 x 9'3 (2.87m x 2.82m)

FAMILY BATHROOM
10'8 x 5'2 (3.25m x 1.57m)

EXTERNALLY

DETACHED SINGLE GARAGE
16'9 x 9'0 (5.11m x 2.74m)

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

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Conveyancing

Surveys and EPCs

Property Auctions

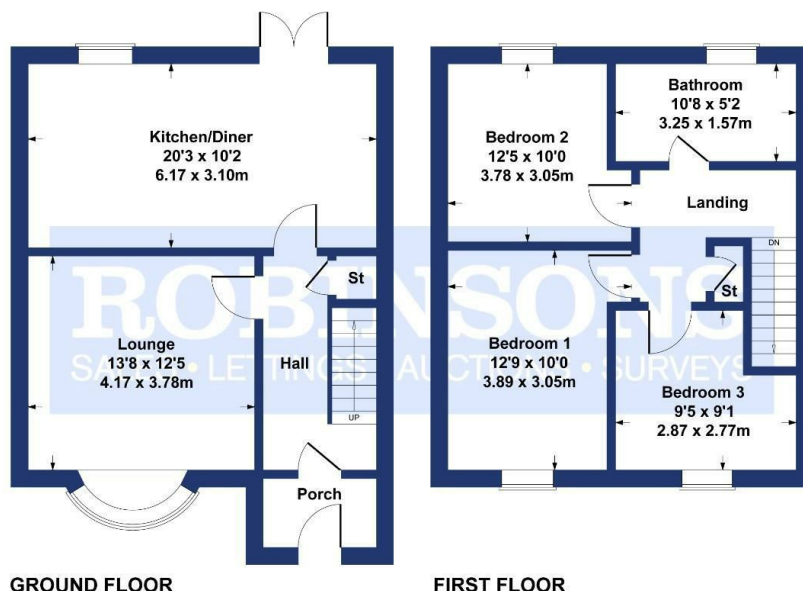
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dunelm Road, Trimdon Village, TS29 6PX

Approximate Gross Internal Area
996 sq ft - 93 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. 2026

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

DURHAM

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
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T: 0174 064 5444

E: info@robinsonswyny ard.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.



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