



**Tees View, Trimdon Village, TS29 6PR**  
**2 Bed - House - Semi-Detached**  
**£84,950**

**ROBINSONS**  
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Positioned pleasantly within the highly sought after, family orientated location of Trimdon Village; we are delighted to offer to the market this deceptively spacious semi detached house with two double bedrooms on Tees View. Boasting a spacious plot, the property has been well maintained throughout & is the perfect purchase for young families/first time buyers or those looking to downsize. Having easy access to all of the local amenities offered in & around Trimdon itself, the property is 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 throughout & we have also been advised by the vendor that the property has also had a new roof in recent years. In brief, the property itself comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with window to front elevation & an open-plan kitchen/dining area with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & a family bathroom with modern three piece suite. Externally, the property enjoys an enclosed garden to rear with paved patio areas whilst the front area is also enclosed & is largely laid to lawn. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this well proportioned home for sale.

#### FREEHOLD

EPC Rating: TBC

Council Tax Band: A

#### ENTRANCE HALLWAY

#### LOUNGE

14'7 x 12'1 (4.45m x 3.68m)

#### KITCHEN / DINING ROOM

18'0 x 8'4 (5.49m x 2.54m)

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

18'0 x 10'7 (5.49m x 3.23m)

#### BEDROOM TWO

10'2 x 10'1 (3.10m x 3.07m)

#### BATHROOM

7'6 x 6'7 (2.29m x 2.01m)

#### EXTERNALLY

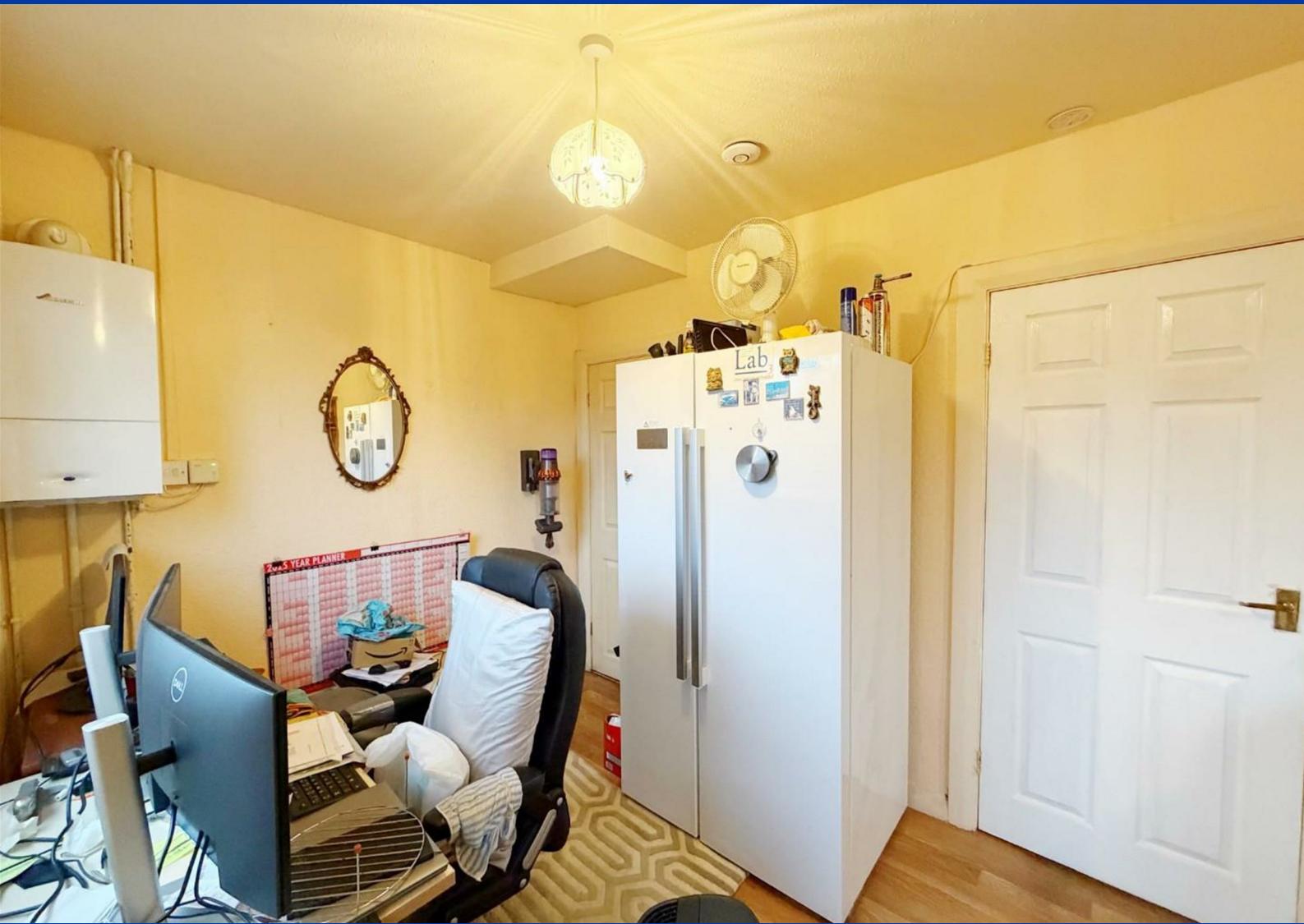
#### DISCLAIMER

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



# OUR SERVICES

- Mortgage Advice
- Conveyancing
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- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

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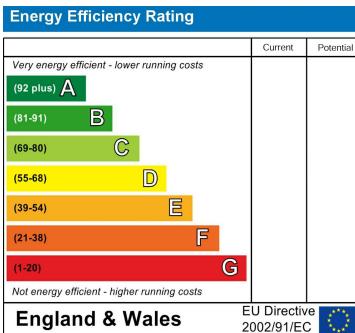
Approximate Gross Internal Area  
753 sq ft - 70 sq m



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. 2026



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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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