



**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.







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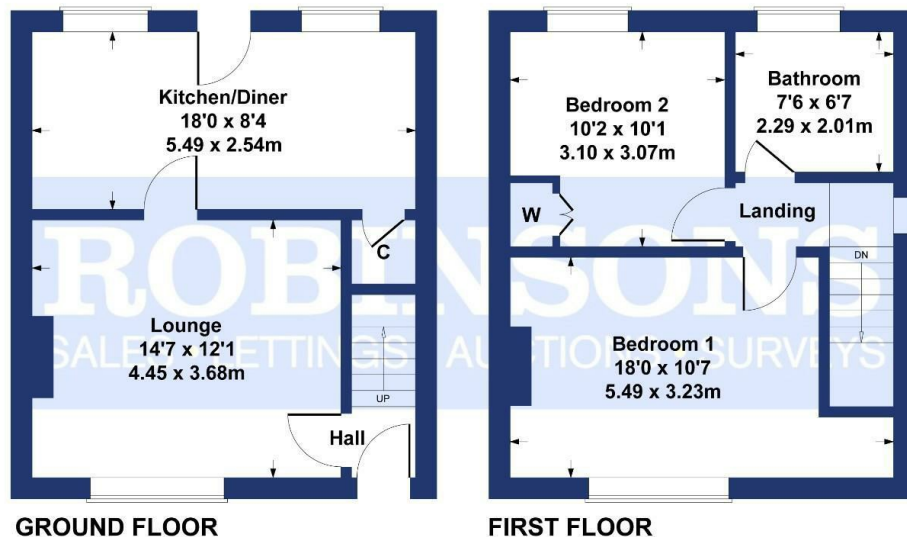
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Tees View, Trimdon Village, TS29 6PR

Approximate Gross Internal Area  
753 sq ft - 70 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) <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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

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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