





St. Pauls Road, Trimdon Colliery, TS29 6AL

3 Bed - House - End Terrace

£89,950

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

It is with pleasure that we offer to the market with no onward chain; this deceptively spacious three bedroom end-terraced house, pleasantly positioned on St Pauls Road within the popular, family orientated location of Trimdon Colliery. Having been a much loved family home for many years, this well proportioned property offers generous accommodation throughout & represents an ideal purchase for young families or first time buyers. The property enjoys easy access to a range of local amenities, whilst also being ideally situated for commuters, with excellent road links providing convenient access to Durham City, Darlington & Teesside. Further benefits include gas central heating & double glazing. In brief, the accommodation itself comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge which extends the full depth of the property with window overlooking the front elevation & patio doors providing direct access to the rear garden, open-plan kitchen/dining area; fitted with a range of wall & base units, with further access through to a useful separate utility room. The first floor landing provides access to three bedrooms, two of which are generous doubles, together with a re-fitted shower room/WC. Externally, the property enjoys a well-maintained, enclosed rear garden, predominantly laid to paved patio with a variety of established plant & shrub borders, providing an ideal space for outdoor seating and entertaining. The front garden has an attractive open aspect. This is a lovely family home offering considerably more space than may initially be apparent & only through thorough internal inspection can the generous proportions, versatile layout & overall style be fully appreciated.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
18'1 x 10'5 (5.51m x 3.18m)

KITCHEN / DINING AREA
18'1 x 13'5 (5.51m x 4.09m)

UTILITY ROOM
9'2 x 6'3 (2.79m x 1.91m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'1 x 10'6 (3.68m x 3.20m)

BEDROOM TWO
11'5 x 10'6 (3.48m x 3.20m)

BEDROOM THREE
8'5 x 7'4 (2.57m x 2.24m)

SHOWER ROOM
10'6 x 5'5 (3.20m x 1.65m)

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











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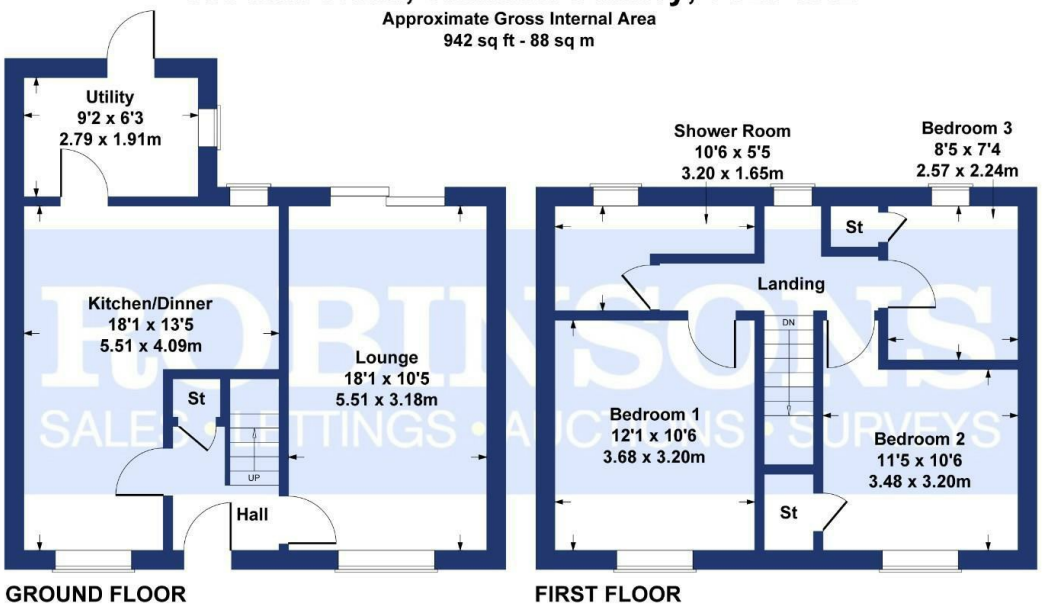
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Pauls Road, Trimdon Colliery, TS29 6AL

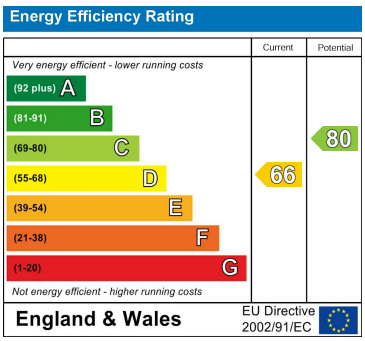
Approximate Gross Internal Area
942 sq ft - 88 sq m



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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