



Laburnum Crescent, Deaf Hill, TS29 6BD  
3 Bed - House - Semi-Detached  
£50,000

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## Laburnum Crescent Deaf Hill, TS29 6BD

No Upper Chain \*\* Generous Plot \*\* Village Location \*\* Good Road Links \*\* Ideal Starter or Family Home \*\* Upvc Double Glazing & GCH \*\*

Note - The property is prefabricated steel-framed construction, and any purchaser looking to mortgage will need to check with their provider. A survey would be required to clarify the specifics regarding the steel/make-up of the construction.

The floor plan comprises; entrance hallway, lounge, kitchen, dining room, rear lobby and WC. The first floor has three bedrooms and bathroom/WC. Outside, there are good sized gardens.

Trimdon Station is a traditional County Durham village that appeals to buyers seeking a quieter, more affordable lifestyle while remaining within easy reach of larger towns. The village has a strong community feel and offers everyday amenities including local shops, takeaways, a community centre and green spaces, with a wider range of shopping, leisure and healthcare facilities available in nearby Sedgefield, Hartlepool and Durham City.

The area is well suited to families, with Deaf Hill Primary School close by and further primary and secondary schooling available in neighbouring villages, including Wellfield School and Sedgefield Community College. Regular bus services link the village with Durham, Hartlepool and surrounding areas, while road access to the A19 and A1(M) makes it a convenient base for commuters. Overall, Trimdon Station combines peaceful village living with practical transport links and good local schooling, making it an attractive option for a wide range of buyers.















#### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701p.a

Tenure: Freehold

Property Construction – Non-Standard, BISF construction but a survey would be required in relation specifics regarding the steel/make-up of the construction

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

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 – Yes

Rights & Easements – None known.

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 – None that we are aware of.

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

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.

#### GROUND FLOOR

##### Hallway

12'1 x 6'10 (3.68m x 2.08m)

##### Lounge

13'9 x 12'1 (4.19m x 3.68m)

##### Dining Room

10'3 x 8'8 (3.12m x 2.64m)

##### Kitchen

10'5 x 8'8 (3.18m x 2.64m)

##### Rear Lobby

##### WC

#### FIRST FLOOR

##### Bedroom

12'1 x 12'0 (3.68m x 3.66m)

##### Bedroom

13'5 x 8'8 (4.09m x 2.64m)

##### Bedroom

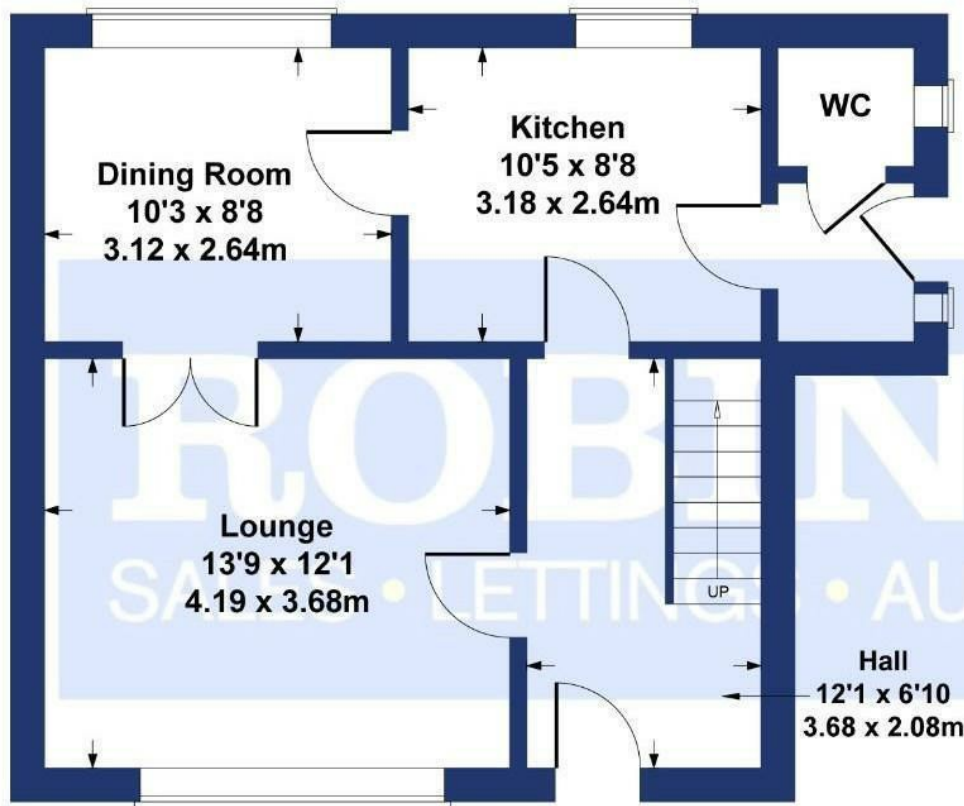
9'2 x 8'7 (2.79m x 2.62m)

##### Bathroom/WC

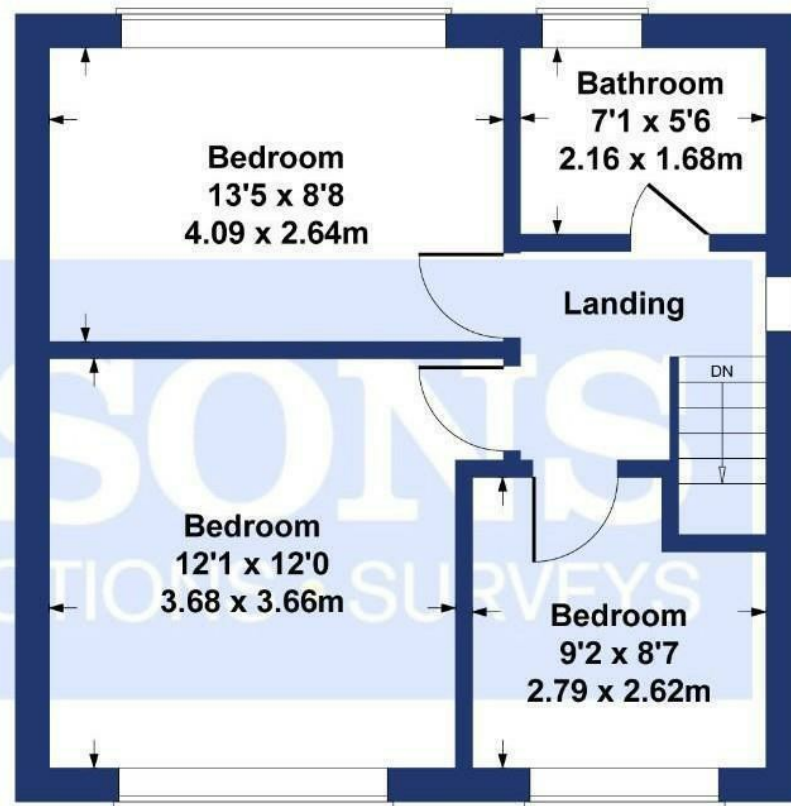
7'1 x 5'6 (2.16m x 1.68m)



**Approximate Gross Internal Area**  
**939 sq ft - 87 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. 2025

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	64	70
	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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