

Windsor Street, Trimdon Station, County Durham, TS29 6DJ

IDEAL BUY-TO-LET | 9.5% RENT YIELD POTENTIAL | TWO BEDROOMS | LOUNGE
CONTEMPORARY KITCHEN | BATHROOM | DOUBLE GLAZED | GAS CENTRAL HEATING VIA COMBI
EPC: D | NO CHAIN"

Asking Price: £49,950

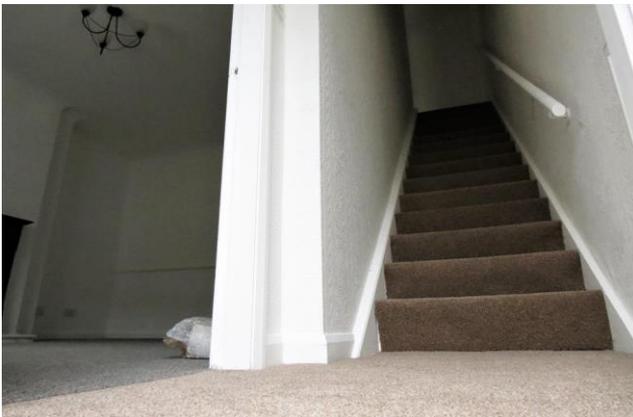
HUNTERS[®]
HERE TO GET *you* THERE

**Windsor Street, Trimdon Station,
County Durham, TS29 6DJ**

AN IDEAL BUY TO LET OR FIRST HOME ...
Hunters are thrilled to present to the market this well presented two bedroom terraced house which has been subject to a considerable capital expenditure including refurbishment of all rooms and a splendid bathroom and kitchen. The property lies in a popular area of Trimdon within reach of all of the local facilities including schools and access routes to the historic city of Durham some 9 miles by car. The accommodation includes an entrance hall, wonderful lounge, lovely dining kitchen and a splendid bathroom. For further information about our comprehensive lettings facilities and viewings please contact your local Hunters office in the Castle Dene Shopping Centre on 01915863836 or email peterlee@hunters.com.

ENTRANCE HALLWAY

The welcoming entrance features a double glazed external door accompanied with a feature staircase to the first floor landing area, a radiator and a further door to the living room.



LIVING ROOM

4.32m (14' 2") x 3.10m (10' 2")

Situated at the front of the residence this beautiful reception room incorporates a focal central fireplace inset with a feature living flame gas fire complimented with a double glazed window offering pleasant views and a radiator. Internal doors offer accessibility into the entrance hallway and the dining kitchen respectfully.



DINING KITCHEN

4.53m (14' 10") x 2.22m (7' 3")

Nestled at the rear of the home this lovely room features a wealth of contemporary wall and floor cabinets finished in a gloss white colour with brushed steel handles and contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings and an integral underbench oven and electrical hob. Accompaniments include a double glazed window overlooking the rear courtyard, an elevated gas central heating boiler, plumbing for an automatic washing machine, a radiator and useful understairs storage cupboard. Doors open into the rear hallway and the living room.





REAR HALLWAY

The sizeable rear hallway features an external door accompanied with a double glazed window to the rear elevation, a radiator and further access door to the wonderful bathroom.



BATHROOM

2.38m (7' 10") x 2.20m (7' 3")

The family bathroom is certainly an attribute, offering a white suite comprising of an elevated shower over the paneled bath with an integral glazed shower screen, a low level W/c and pedestal hand wash basin. Accompaniments include a double glazed frosted window to the rear and a radiator.



FIRST FLOOR LANDING

Located at the top of the stairwell from the entrance hall, this attractive landing area offers convenient loft access and two doors into the bedrooms.



MASTER BEDROOM

4.52m (14' 10") x 4.26m (14' 0") into recess

Situated at the front of the residence the larger than average master bedroom offers a double glazed window to the front elevation, a useful recess and a radiator.



SECOND BEDROOM

2.64m (8' 8") x 2.24m (7' 4")

Located at the rear of the home this delightful bedroom offers a double glazed window providing wonderful views and a radiator.



REAR COURTYARD

The rear enclosed courtyard features a timber access gate to the rear lane and a door to the rear hallway.



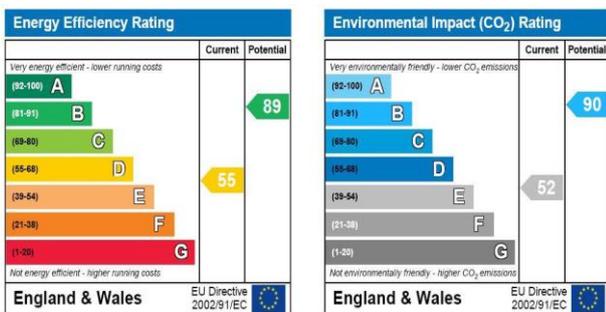
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9am - 5pm
 Saturday: 9am - 12pm
 Sunday: Closed

THINKING OF SELLING OR LETTING?

If you are thinking of selling OR letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.