



## 2 bed semi-detached house to buy in TS29

Park Road, Trimdon Colliery, Trimdon Station, Durham, TS29 6LQ

**£59,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

- ✓ Two-bedroom semi-detached
- ✓ TURN KEY INVESTMENT
- ✓ Sold with sitting tenant only
- ✓ Long-term established tenant
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

TENANTED INVESTMENT OPPORTUNITY | SITTING TENANT | £430 PCM RENTAL INCOME | LONG-TERM TENANT | NO RENT ARREARS | CHAIN FREE | TWO BEDROOM SEMI-DETACHED | TURNKEY BUY-TO-LET INVESTMENT

Pattinson Estate Agents are pleased to offer to the market this chain-free two-bedroom semi-detached property, situated in Trimdon Colliery, Trimdon Station, and representing an excellent opportunity for investors seeking an established, income-producing buy-to-let investment.

Sold with a sitting tenant, the property currently generates £430 per calendar month, providing an immediate rental income stream from completion. The tenant is long term, with no rent arrears, while the property has been well maintained throughout, offering a straightforward turnkey investment opportunity with no requirement to source a new tenant.

The accommodation briefly comprises an entrance, reception room, fitted kitchen, two bedrooms and a bathroom, with gas central heating throughout.

Externally, the property benefits from a private garden, with on-street parking available.

With an established tenancy already in place, reliable rental income, no onward chain and a well-maintained condition, this property is ideally suited to both new and experienced landlords looking for a simple, income-producing investment with immediate rental potential.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £59,000

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 66      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Park Road, Trimdon Colliery, Trimdon Station, Durham, TS29 6LQ

Contact your local branch today for more information on this property:

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, [peterlee@pattinson.co.uk](mailto:peterlee@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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