



## 4 bed pair of flats to buy in TS29

Station Road East, Trimdon Station,  
Trimdon Station, Durham, TS29 6BS

**£90,000** Starting Bid

 x 4  x 2  x 2

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Council Tax Band A
- ✓ EPC C
- ✓ Tenanted Investment Property
- ✓ Rare to Market Pair Of Flats
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via online auction.

Pattinsons are pleased to offer to market this tenanted investment opportunity. Located within the small village of Trimdon Station, the properties currently are both rented at £475 PCM upper flat, £499 PCM lower, giving a total monthly income of £974 to any prospective new owner.

The ground floor flat is the larger of the pair and is accessed via rear lane. The gates lead to the communal yard and store area for the bins. You enter the flat into the kitchen, then the family bathroom with overhead shower and bathtub to the rear of the property. Leading off to the front is the large and bright living room with a spacious storage cupboard, under the stairs of the upper flat. Beyond this, to the front of the flat are the two bedrooms, one double and one single, both with double glazed windows and gas central heating radiators.

The upper floor flat is accessed via the front street, You enter the flat into a entrance hallway with staircase up to the first floor flat, enter into the kitchen diner, then the family shower room with shower cubicle to the rear of the property. Leading off to the front is the large and bright living room, Beyond this, to the side of the flat are the two bedrooms, one double and one single, both with double glazed windows and gas central heating radiators.

Trimdon Station is located with a short rural drive to the A19 giving a 40 minute drive to Newcastle, 30 minutes to Darlington train station and 25 minutes to Middlesbrough. If you are looking to settle in a quiet village and love a location close to the east coast, Trimdon Station is a great option.

If you are looking for investments that offer village life but not too far from larger cities, east coast air and easy access to transport links.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 108

Price: Starting Bid £90,000

Property Type: Pair of Flats

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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, www.pattinson.co.uk**

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