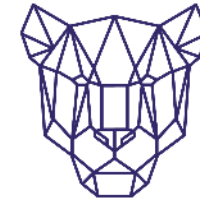


**19 Willow Drive, Trimdon  
Village, Durham, TS29 6QP  
Guide Price £200,000**



**PANTERA  
PROPERTY**



19 Willow Drive, Trimdon Village, Durham,  
TS29 6QP

**Guide Price £200,000**

- Freehold
- Room to improve
- Vacant Possession
- 1,229 sq. ft
- Driveway providing off street parking
- No Onward Chain

Contacts:

To enquire about this property or for further information, please get in touch with:

Amy White

0330 118 6610

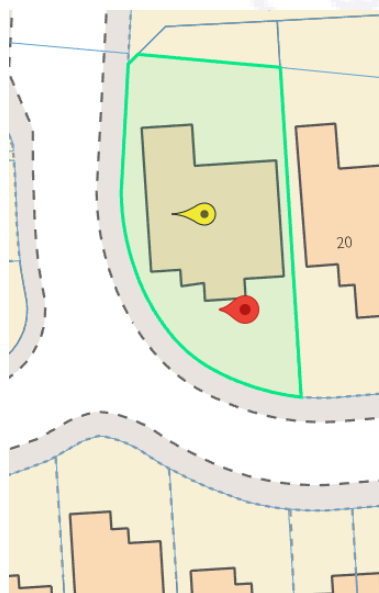
[amy@panteraproperty.com](mailto:amy@panteraproperty.com)

Misrepresentation Act; 1. Pantera Property Limited on it's own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.

## DESCRIPTION

Pantera Property offer to the market a four-bedroom detached house, providing a driveway for several cars and a generous rear garden. The property offers a great opportunity to add value.

On the ground floor, the property provides two reception rooms, a conservatory, kitchen / diner and access to the garage internally. The first floor provides a spacious landing, with four-bedrooms, the main bedroom benefits from an ensuite and there is also a substantial main bathroom.



**PANTERA  
PROPERTY**

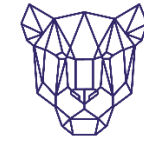
## LOCATION

Situated in a cul-de-sac on a modern estate in Trimdon Village, within easy access of the village shops. The property is a 20 minute drive to Durham centre and a 20 minute drive to Hartlepool centre.

## VIEWINGS

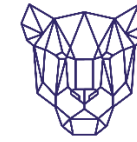
Please call Amy at Pantera Property for viewing arrangements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PANTERA  
PROPERTY

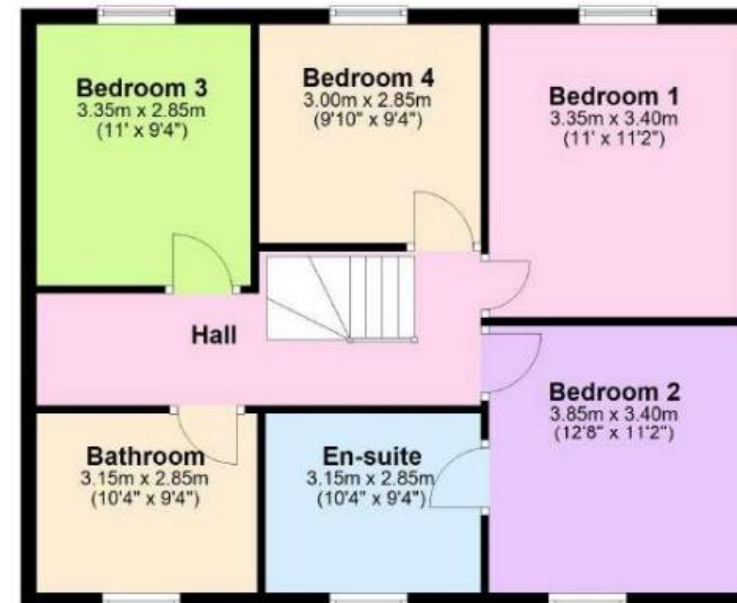




### Ground Floor



### First Floor



Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.