



St. Bedes Avenue, Fishburn, TS21 4BN
3 Bed - House - Detached
Offers Over £200,000

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St. Bedes Avenue Fishburn, TS21 4BN

We are delighted to offer to the market with no onward chain; this exceptionally well maintained detached house with three bedrooms pleasantly positioned on St Bedes Avenue within the popular, family orientated location of Fishburn. Having easy access to all of the immediate amenities offered in & around Fishburn itself & the neighbouring village of Sedgfield, the property is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler, double glazing & security alarm system. In brief, this well proportioned property comprises: Welcoming entrance lobby leading to a lovely open-plan lounge/dining area with bay window to front elevation & doors leading through to a 15ft (approximately) conservatory, inner lobby with stairs to the first floor & access to a useful ground floor cloaks/wc, lovely sized breakfasting kitchen with a range of fitted wall & base units. The first floor landing boasts three good sized bedrooms (two of which are doubles & have fitted wardrobes) & the impressive family bathroom with modern four piece suite. Externally, the property enjoys an enclosed garden to the rear, whilst to the front, there is a lawned area accompanied by a driveway leading to a 20ft (approximately) single garage with E.V charging point. We encourage thorough internal inspection in order to fully appreciate the style, space & standard of this lovely home for sale.

FREEHOLD

EPC Rating: TBC

Council Tax Band: C











ENTRANCE LOBBY

LOUNGE

17'6 x 12'7 (5.33m x 3.84m)

DINING ROOM

11'7 x 8'10 (3.53m x 2.69m)

CONSERVATORY

15'9 x 11'6 (4.80m x 3.51m)

INNER LOBBY

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM

13'0 x 12'4 (3.96m x 3.76m)

BEDROOM TWO

13'0 x 10'11 (3.96m x 3.33m)

BEDROOM THREE

8'9 x 8'0 (2.67m x 2.44m)

FAMILY BATHROOM

8'9 x 8'4 (2.67m x 2.54m)

EXTERNALLY

SINGLE GARAGE

20'2 x 9'0 (6.15m x 2.74m)

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.

COMPLIANCE

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.



3 High Street, Sedgefield, TS21 2AU
Tel: 01740 621777
info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk

