



St. Bedes Avenue, Fishburn, TS21 4BN
4 Bed - House - Detached
£255,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

It is with pleasure that we offer to the market with no onward chain; this spectacular four bedroom detached house on St. Bedes Avenue, within the popular, family orientated location of Fishburn. This stunning residence boasts more than ample space for the modern family & is sure to impress. Having easy access to all of the local amenities offered in & around the immediate area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, the property comprises: Welcoming entrance lobby with access through to a 17ft lounge with bay window to front elevation, dining room with French doors to rear, an inner lobby area with stairs to the first floor, utility room & access through to the garage & a spectacular sized breakfasting kitchen with a range of fitted wall & base units. The first floor landing boasts four good sized bedrooms; the master bedroom having an en-suite shower room & a family bathroom. Externally, the property enjoys an excellent sized, enclosed garden to rear; whilst to the front there is a further lawned area & driveway leading to the integrated single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, quality, layout & standard of this tremendous property available.

FREEHOLD

EPC Rating: D

Council Tax Band:

ENTRANCE LOBBY

LOUNGE

17'7 x 15'7 (5.36m x 4.75m)

DINING ROOM

10'5 x 9'11 (3.18m x 3.02m)

KITCHEN

14'8 x 9'7 (4.47m x 2.92m)

UTILITY ROOM

9'0 x 5'7 (2.74m x 1.70m)

FIRST FLOOR LANDING

MASTER BEDROOM

10'8 x 9'5 (3.25m x 2.87m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11'2 x 8'5 (3.40m x 2.57m)

BEDROOM THREE

9'10 x 8'10 (3.00m x 2.69m)

BEDROOM FOUR

8'10 x 7'6 (2.69m x 2.29m)

FAMILY BATHROOM

7'5 x 6'8 (2.26m x 2.03m)

EXTERNALLY

SINGLE GARAGE

17'2 x 8'10 (5.23m x 2.69m)



OUR SERVICES

Mortgage Advice

Conveyancing

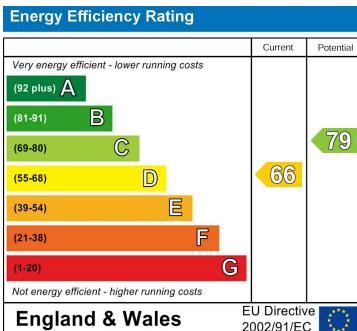
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonsccls.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonspennymoor.co.uk

SEDGEFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS
SALES • LETTINGS • AUCTIONS

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

www.robinsonsestateagents.co.uk