





Moorside Crescent, Fishburn, TS21 4DJ
2 Bed - House - Semi-Detached
£97,500

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Boasting a spectacular sized, enclosed, South-facing garden to the rear; we are pleased to offer to the market with no onward chain, this deceptively spacious semi detached house with two double bedrooms pleasantly positioned within the popular, family orientated location of Moorside Crescent, Fishburn. This impressive residence is neutrally decorated throughout & would be the perfect purchase for young families/first time buyers or those looking to downsize. Having easy access to all of the local amenities offered in & around the immediate area, the property is a short drive into the neighbouring village of Sedgefield, 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 throughout. In brief, the property comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge (measuring 12ft approximately) with window to front elevation, open-plan kitchen/dining area with a range of fitted wall & base units & French door access to the rear garden. The first floor landing boasts two double bedrooms & a stunning family bathroom with modern four piece suite. Externally, the property enjoys a lovely sized, South-facing garden to the rear which is largely laid to lawn with patio areas whilst the front provides driveway parking for several vehicles. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this well proportioned property for sale.

FREEHOLD
EPC Rating: E
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
14'1 x 12'0 (4.29m x 3.66m)

OPEN-PLAN KITCHEN/DINING AREA
18'0 x 8'2 (5.49m x 2.49m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'6 x 10'5 (4.42m x 3.18m)

BEDROOM TWO
10'1 x 10'0 (3.07m x 3.05m)

FAMILY BATHROOM

EXTERNALLY

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

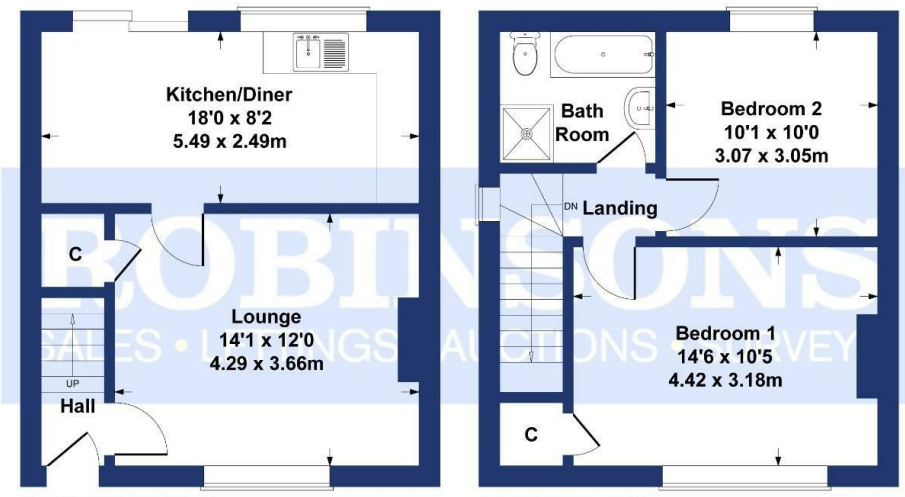
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Moorside Crescent, Fishburn, TS21 4DJ

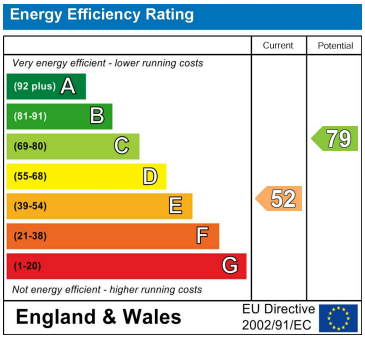
Approximate Gross Internal Area
744 sq ft - 69 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



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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 efficent 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.