

Sycamore Road, Fishburn, TS21 4EJ
3 Bed - House - Semi-Detached
Offers Over £124,950

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An absolute credit to its current owners; it is with pleasure that we offer to the market this stunning three bedroom semi detached house on Sycamore Road, within the popular, family orientated location of Fishburn. Upgraded & modernised to that of an exceptionally high standard, the property boasts a beautiful 2024 re-fitted family bathroom with feature free standing bath & separate shower cubicle, fully re-fitted internal oak doors throughout, re-fitted oak stair bannister & re-fitted flooring to both hallway & breakfasting kitchen. 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 Sedgfield, is within excellent commuting distance to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. In ideal opportunity for the young family/first time buyers to acquire this immaculate home which briefly comprises: Welcoming entrance hallway with stairs to the first floor, a stunning open-plan lounge/dining area with French doors to the rear garden, a sensational breakfasting kitchen with a range of fitted wall & base units & integrated appliances & further access to a useful utility room/ground floor cloaks/wc. The first floor landing boasts three bedrooms (two of which are double) & the exquisite family bathroom with four piece suite. We strongly encourage thorough internal inspection in order to fully appreciate the style, standard, space, quality & layout of this remarkable residence for sale.

EXTERNALLY

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE HALLWAY**LOUNGE**

14'3 x 11'3 (4.34m x 3.43m)

DINING ROOM

11'3 x 8'4 (3.43m x 2.54m)

BREAKFASTING KITCHEN

11'6 x 11'1 (3.51m x 3.38m)

UTILITY ROOM / GROUND FLOOR WC

7'3 x 2'11 (2.21m x 0.89m)

FIRST FLOOR LANDING**MASTER BEDROOM**

11'4 x 11'3 (3.45m x 3.43m)

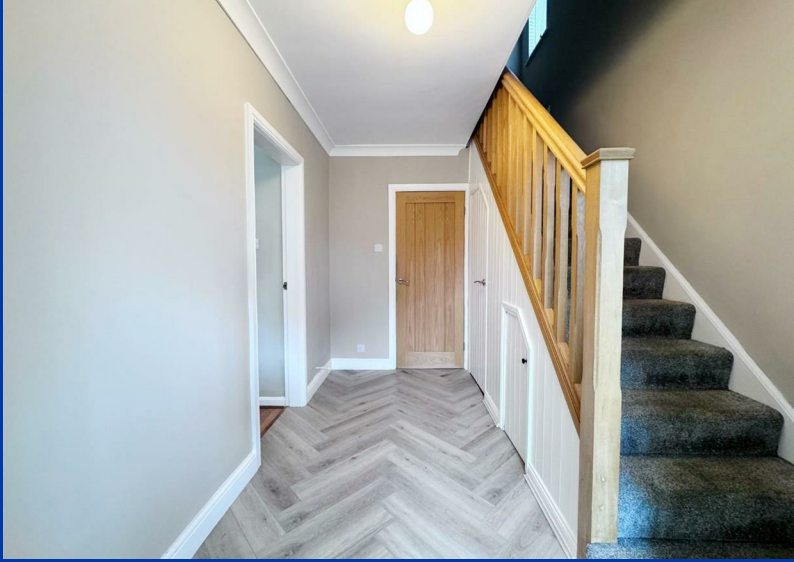
BEDROOM TWO

11'6 x 9'3 (3.51m x 2.82m)

BEDROOM THREE

8'1 x 7'1 (2.46m x 2.16m)

FAMILY BATHROOM



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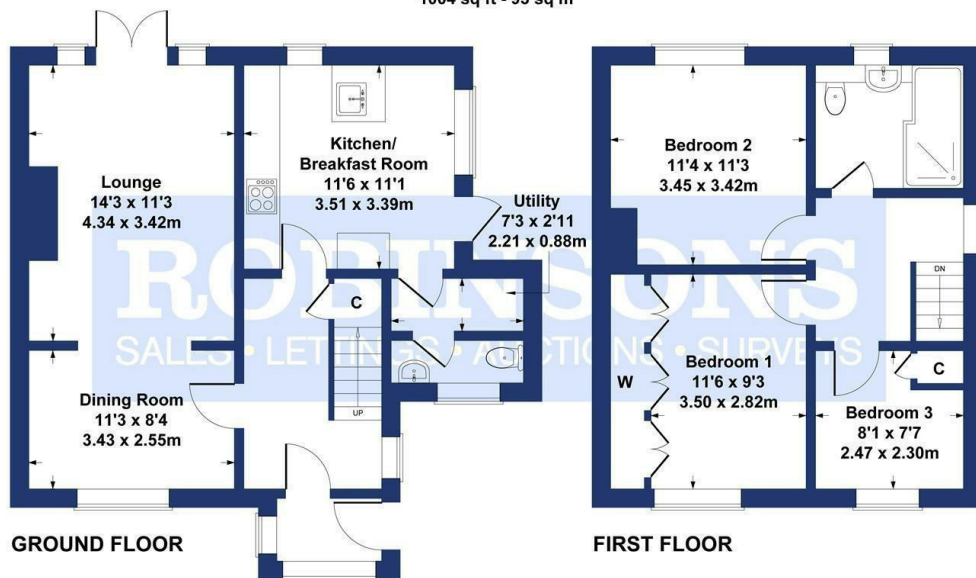
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Sycamore Road TS21 4EJ

Approximate Gross Internal Area
1004 sq ft - 93 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. 2019

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	75		
<p>Very energy efficient - lower running costs</p> <p>105-91m A</p> <p>92-104m B</p> <p>82-91m C</p> <p>69-81m D</p> <p>55-68m E</p> <p>39-54m F</p> <p>13-38m G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>102-91m A</p> <p>82-91m B</p> <p>69-81m C</p> <p>55-68m D</p> <p>39-54m E</p> <p>21-38m F</p> <p>11-20m G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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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@robinsonscs.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@robinsonsspenny Moor.co.uk

SEDFIELD

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

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

www.robinsonsestateagents.co.uk