



Front Street, Fishburn, TS21 4AA
3 Bed - House - Terraced
£135,000

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Pleasantly positioned overlooking the village green, we are thrilled to welcome to the market with no onward chain; this deceptively spacious three bedroom terraced house on Front Street, within the popular, family orientated location of Fishburn. This well proportioned residence would be the perfect purchase for first time buyers/young families or those looking to downsize. Having easy access to all of the immediate amenities offered in both Fishburn & the neighbouring village of Sedgefield & 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 itself comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge (measuring 13ft x 13ft approximately) with window to front elevation, dining area with further access through to a lovely conservatory & kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms & a family bathroom with three piece suite. Externally, the property enjoys an enclosed garden to the rear, which is largely laid to lawn. Beyond the garden, there is a single garage, whilst the front aspect is open plan. We strongly encourage thorough internal inspection in order to fully appreciate the style, space & layout of this tastefully decorated home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
13'11 x 13'7 (4.24m x 4.14m)

DINING AREA
10'4 x 8'5 (3.15m x 2.57m)

CONSERVATORY
9'7 x 8'0 (2.92m x 2.44m)

KITCHEN
10'11 x 7'11 (3.33m x 2.41m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'9 x 10'3 (3.89m x 3.12m)

BEDROOM TWO
11'7 x 7'9 (3.53m x 2.36m)

BEDROOM THREE
8'10 x 8'8 (2.69m x 2.64m)

EXTERNALLY

SINGLE GARAGE

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

DURHAM

1-3 Old Elvet

DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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WYNYARD

The Wynd

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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 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.



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