



Maughan Terrace, Fishburn, TS21 4BY
3 Bed - House - Terraced
£59,950

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We are delighted to offer to the market with no onward chain; this deceptively spacious three bedroom terraced house pleasantly situated on Maughan Terrace, within the popular, family orientated location of Fishburn. Having easy access to all of the local amenities offered in both Fishburn & the neighbouring village of Sedgfield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing. The perfect purchase for young families/first time buyers or the buy-to-let investor; the property itself briefly comprises: Welcoming entrance lobby with stairs to the first floor, lounge with window to front elevation, dining area & kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms & family bathroom with three piece suite. Externally, the property enjoys an enclosed yard to rear with small forecourt area to front. 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: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE

11'11 x 11'9 (3.63m x 3.58m)

DINING AREA

13'6 x 9'11 (4.11m x 3.02m)

KITCHEN

13'11 x 7'5 (4.24m x 2.26m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'3 x 11'11 (3.73m x 3.63m)

BEDROOM TWO

10'5 x 10'0 (3.18m x 3.05m)

BEDROOM THREE

7'4 x 6'6 (2.24m x 1.98m)

BATHROOM

6'10 x 5'0 (2.08m x 1.52m)

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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Property Auctions

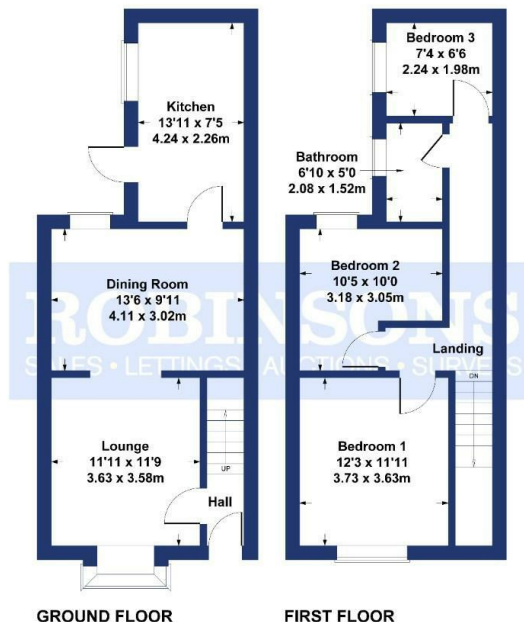
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Maughan Terrace, Fishburn, TS21 4BY

Approximate Gross Internal Area
820 sq ft - 76 sq m



GROUND FLOOR

FIRST FLOOR

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

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

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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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