



Sycamore Road, Fishburn, TS21 4EX
2 Bed - House - Semi-Detached
£89,950

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Boasting a spectacular sized, enclosed 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 Sycamore Road, Fishburn. This impressive residence 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 Sedgfield, 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 doors to the rear garden. The first floor landing boasts two double bedrooms & family bathroom with three piece suite. Externally, the property enjoys an enclosed garden to the rear which is largely laid to lawn, whilst the front provides driveway parking. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this impressive property for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
14'9 x 12'1 (4.50m x 3.68m)

KITCHEN / DINING AREA
18'3 x 7'4 (5.56m x 2.24m)

FIRST FLOOR LANDING

MASTER BEDROOM
15'0 x 11'1 (4.57m x 3.38m)

BEDROOM TWO
11'8 x 8'5 (3.56m x 2.57m)

BATHROOM
6'1 x 5'2 (1.85m x 1.57m)

EXTERNALLY



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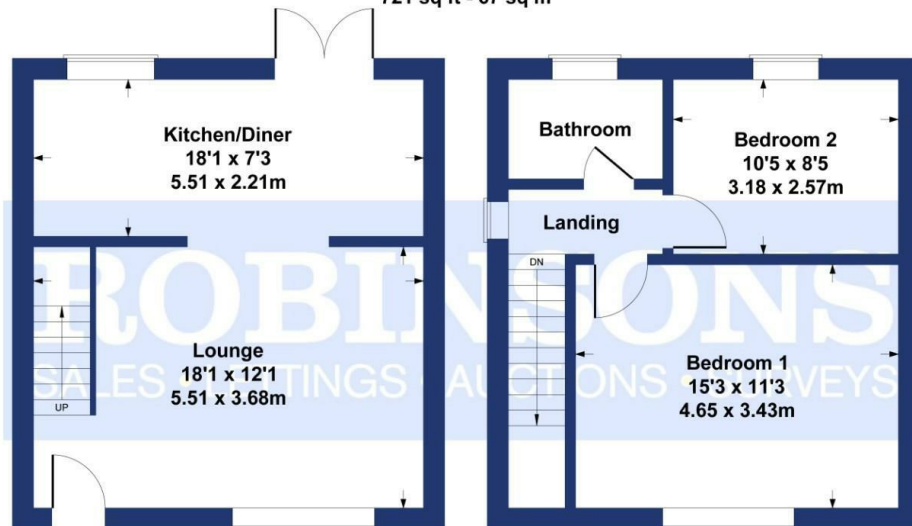
Strategic Marketing Plan

Dedicated Property Manager

Sycamore Road, Fishburn, TS21 4EX

Approximate Gross Internal Area

721 sq ft - 67 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. 2025

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		
		82
	67	
EU Directive 2002/91/EC		
England & Wales		

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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.

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