



**Beechwood Road, Fishburn, TS21 4EP**  
**3 Bed - House - Semi-Detached**  
**£105,000**

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We are delighted to offer to the market this immaculate & beautifully presented three bedroom semi detached house on Beechwood Road, within the popular, family orientated location of Fishburn. This well proportioned home has been exceptionally well cared for & is an ideal opportunity for young families/first time buyers seeking that 'move-in ready' residence. Having easy access to all of the immediate amenities offered within Fishburn itself, the property is only a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside & benefits further from gas central heating via a combi boiler & double glazing throughout. The floorplan briefly comprises of: a lovely lounge with window to front elevation & access through to the beautiful breakfasting kitchen with a range of fitted wall & base units, inner lobby with access to a storage cupboard & utility room. The first floor landing boasts three bedrooms (two of which are double) & family bathroom. Externally, the property enjoys an enclosed garden to the rear with lawn & paved patio areas whilst to the front, there is a further lawned area. Only via thorough internal inspection can the style, standard, quality, size & space of this beautiful family home be fully appreciated.

**FREEHOLD**

EPC Rating: TBC

Council Tax Band: A

## **EXTERNALLY**

### **LOUNGE**

17'8" x 11'8" max point (5.41m x 3.56m max point)

### **KITCHEN**

18'0 x 13'2 (5.49m x 4.01m)

### **UTILITY ROOM**

7'3 x 5'9 (2.21m x 1.75m)

### **LANDING**

### **BEDROOM ONE**

11'5 x 10'3 (3.48m x 3.12m)

### **BEDROOM TWO**

9'8 x 9'3 (2.95m x 2.82m)

### **BEDROOM THREE**

8'3 x 6'5 (2.51m x 1.96m)

### **BATHROOM**

7'0 x 6'0 max point (2.13m x 1.83m max point)



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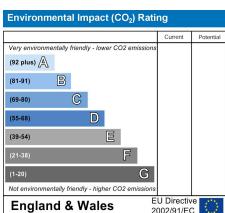
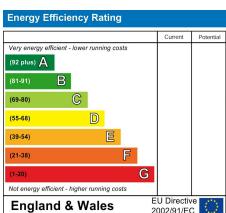
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Strategic Marketing Plan

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1



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