



Millfield Road, Fishburn, TS21 4DT
3 Bed - House - Semi-Detached
£85,000

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We are thrilled to offer to the market with no onward chain; this deceptively spacious semi detached house with three bedrooms, situated pleasantly, within the family orientated location of Millfield Road, Fishburn. Having easy access to all of the local amenities within Fishburn itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: welcoming entrance porch through to hallway with stairs to the first floor, open-plan lounge/dining area with windows to front elevation & French doors to rear garden, kitchen with a range of fitted wall & base units & further access to a useful outhouse. The first floor landing boasts three bedrooms & a re-fitted shower room. Further stairs from the landing lead to a spectacular sized loft space (measuring 19ft x 12ft approximately). Externally, there is a good sized, fence enclosed garden to the rear. whilst the front is open aspect; in addition, there is a block paved area to the side providing off road parking. An ideal opportunity for the young family or first time buyers to acquire this tastefully decorated home within this popular location. Thorough internal inspection is essential in order to fully appreciate the size, layout & internal space of this lovely residence for sale.

LOFT SPACE

19'0 x 12'11 (5.79m x 3.94m)

EXTERNALLY

EPC Rating: TBC
Council Tax Band: A
Tenure Freehold

ENTRANCE PORCH**ENTRANCE LOBBY****LOUNGE**

12'6 x 12'3 (3.81m x 3.73m)

DINING AREA

9'4 x 9'2 (2.84m x 2.79m)

KITCHEN

9'5 x 9'3 (2.87m x 2.82m)

FIRST FLOOR LANDING**MASTER BEDROOM**

13'3 x 12'7 (4.04m x 3.84m)

BEDROOM TWO

12'10 x 8'10 (3.91m x 2.69m)

BEDROOM THREE

8'9 x 6'9 (2.67m x 2.06m)

RE-FITTED SHOWER ROOM

7'5 x 5'7 (2.26m x 1.70m)



OUR SERVICES

Mortgage Advice

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Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Millfield Road, Fishburn, TS21 4DT

Approximate Gross Internal Area
879 sq ft - 82 sq m
(Excluding Outhouse)



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	A		
105-91	B		
89-85	C		
75-84	D		
55-74	E		
45-54	F		
35-44	G		
Not energy efficient - higher running costs			
		55	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-84	D		
55-74	E		
45-54	F		
35-44	G		
Not environmentally friendly - higher CO ₂ emissions			

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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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