



Moorside Crescent, Fishburn, TS21 4DL
2 Bed - House - Semi-Detached
£55,000

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We are acting in the sale of the above property and have received an offer of £62,500

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Pleasantly positioned within the popular, family orientated location of Fishburn; we are delighted to offer to the market with no onward chain, this deceptively spacious semi detached house with two double bedrooms on Moorside Crescent. Whilst the property does require modernisation, this is an excellent opportunity for first time buyers or buy-to-let investors to acquire a residence which they can 'put their own stamp on'. Having easy access to all of the immediate amenities offered in & around Fishburn itself, 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 & double glazing throughout. In brief, the property itself comprises: Welcoming entrance lobby with stairs to first floor, spacious lounge with window to front elevation, kitchen/dining area with a range of fitted wall & base units & access to rear. The first floor landing boasts two double bedrooms & family bathroom. Externally, the property enjoys a superb sized, enclosed South-facing rear garden which is largely laid to lawn whilst the front is open aspect. We encourage thorough internal inspection in order to fully appreciate the style, space & potential of this impressive property for sale.

FREEHOLD

EPC Rating: D

Council Tax Band: A

ENTRANCE LOBBY

LOUNGE

13'9 x 11'11 (4.19m x 3.63m)

KITCHEN / DINING AREA

18'0 x 8'4 (5.49m x 2.56m)

FIRST FLOOR LANDING

MASTER BEDROOM

14'9 x 10'3 (4.50m x 3.12m)

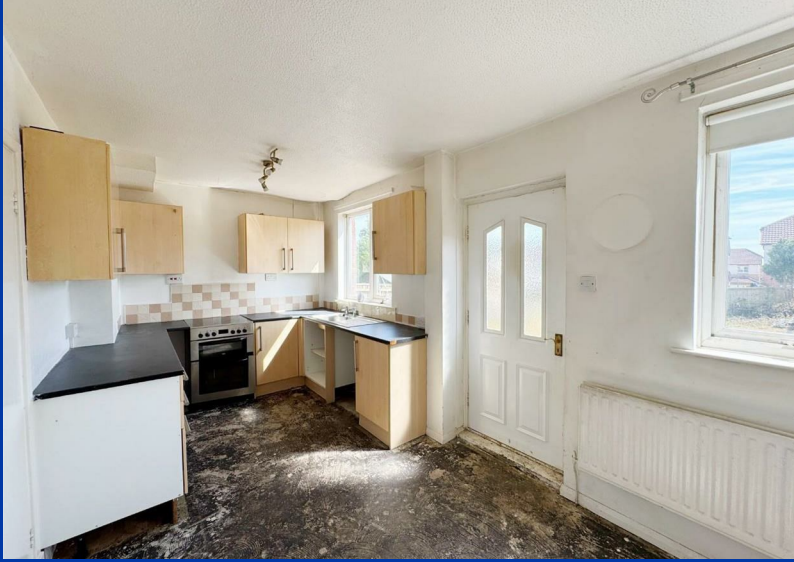
BEDROOM TWO

9'10 x 9'10 (3.00m x 3.00m)

BATHROOM

SEPARATE WC

EXTERNALLY



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-65kWh G			
Not energy efficient - higher running costs	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-65kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

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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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