

Butterwick Road, Fishburn, TS21 4EE
2 Bed - House - Semi-Detached
£125,000

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Butterwick Road
Fishburn, TS21 4EE

We are pleased to present this charming extended semi-detached family home located on Butterwick Road in the desirable village of Fishburn. Spanning an impressive 926 square feet, this property offers a perfect blend of comfort and practicality for modern family living.

Upon entering, you are welcomed into a spacious entrance hall that leads to a separate lounge, providing a cosy space for relaxation. The highlight of this home is undoubtedly the UPVC double glazed conservatory, which floods the area with natural light and offers a delightful view of the south-facing enclosed rear garden. The extended L-shaped kitchen/dining area is perfect for family meals and entertaining, featuring ample space for dining and cooking. Additionally, there is a convenient rear porch that enhances the functionality of the home.

The first floor comprises two well-proportioned bedrooms, ideal for family members or guests, along with a bathroom fitted with a modern white suite. The property benefits from gas-fired central heating via a 'combi' boiler and UPVC double glazing throughout, ensuring warmth and energy efficiency.

Externally, the property offers a single garage & driveway at the front, providing parking for both a car and a caravan. The rear garden is a true gem, featuring a lawn, borders, a greenhouse, and a garden shed, making it a perfect space for outdoor activities and gardening enthusiasts.

Situated towards the edge of the village, this home is conveniently close to local amenities, including shops and a primary school. An internal inspection is highly recommended to fully appreciate the space and potential this extended property has to offer.

To arrange a viewing please call Robinsons on 01740 621777



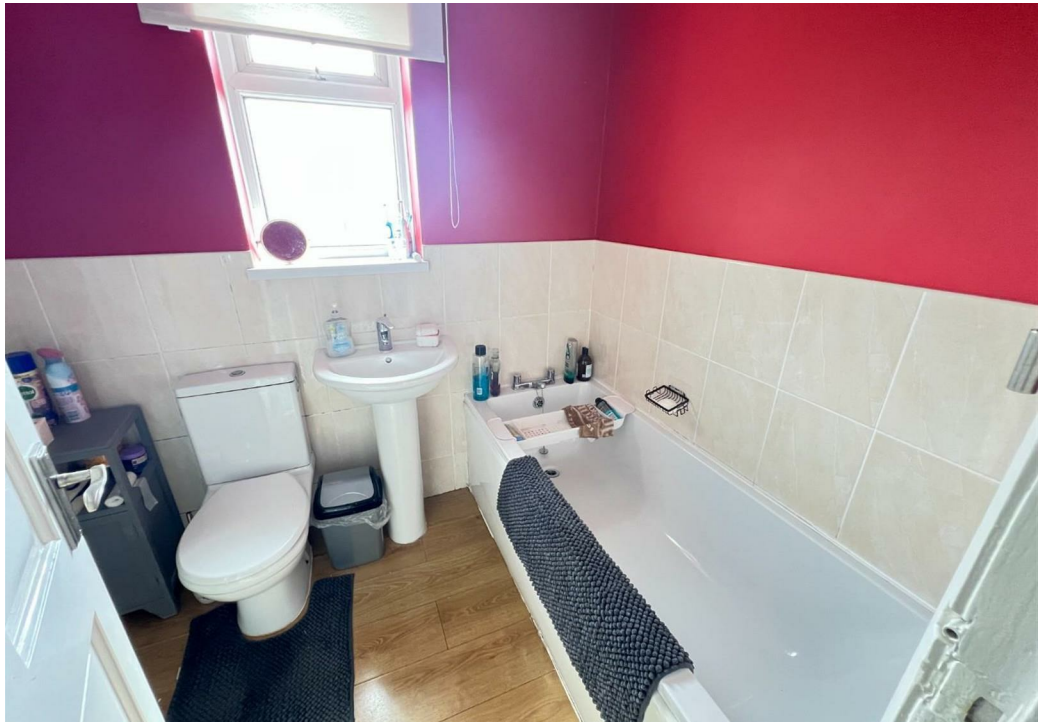


























GROUND FLOOR

Entrance Hall

Lounge
19'8" x 10'8" maximum (6.00 x 3.26 maximum)

Kitchen/Dining Room
17'3" x 13'6" maximum (5.26 x 4.13 maximum)

Conservatory
9'1" x 8'1" (2.78 x 2.48)

Rear Porch

FIRST FLOOR

Landing

Bedroom 1
17'0" x 9'6" maximum (5.20 x 2.91 maximum)

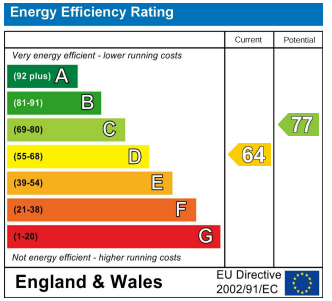
Bedroom 2
9'11" x 9'0" (3.03 x 2.76)

Bathroom

EXTERNAL

AGENTS NOTES
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Average - Good
Tenure: Freehold
Council Tax: Durham County Council, Band A (£1701 Min)
Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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 authorities. Robinsons cannot accept liability for any information provided.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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