





Butterwick Road, Fishburn, TS21 4DY
3 Bed - House - Semi-Detached
Guide Price £80,000

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***** FOR SALE VIA MODERN AUCTION*****Oozing potential throughout, we are delighted to offer to the market with no onward chain; this deceptively spacious three bedroom semi detached house with single garage, pleasantly positioned within this desirable location on Butterwick Road, within the popular, family orientated area of Fishburn. 'Croft House' has been a loving home for many years & whilst it does require some internal modernisation, is the perfect purchase for clients seeking a residence which they can 'put their own stamp on'. Having easy access to all of the immediate amenities offered in both Fishburn & the neighbouring village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, a beautiful lounge with bay window to front elevation, separate dining room overlooking the rear, an extended breakfasting kitchen with a range of fitted wall & base units, separate utility room with access to a useful ground floor cloaks/wc & rear porch. The first floor landing boasts three bedrooms & family bathroom. Externally, the property enjoys a spectacular sized, enclosed garden to the rear which is largely laid to lawn with a range of plant, tree & shrub borders & views over the neighbouring fields, whilst the front is also enclosed & boasts a spacious driveway (with space for multiple vehicles) & access to a 20ft (approximately) detached single garage. rarely do properties in this popular location with such potential become available & we highly encourage thorough internal inspection in order to fully appreciate its style, space & layout.

The timescale will be subject to the Land Registry completing the transfer of ownership of the garage and driveway.

FREEHOLD
EPC Rating: G
Council Tax Band: B

ENTRANCE HALLWAY

LOUNGE
14'4 x 12'4 (4.37m x 3.76m)

SEPARATE DINING ROOM
12'8 x 12'5 (3.86m x 3.78m)

KITCHEN
12'7 x 9'1 (3.84m x 2.77m)

UTILITY ROOM
10'6 x 10'1 (3.20m x 3.07m)

GROUND FLOOR CLOAKS / WC

REAR PORCH

FIRST FLOOR LANDING

MASTER BEDROOM
12'8 x 12'6 (3.86m x 3.81m)

BEDROOM TWO
12'6 x 11'1 (3.81m x 3.38m)

BEDROOM THREE
6'10 x 5'11 (2.08m x 1.80m)

FAMILY BATHROOM
5'10 x 5'5 (1.78m x 1.65m)

EXTERNALLY

SINGLE GARAGE
20'6 x 9'1 (6.25m x 2.77m)

DISCLAIMER
Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

AUCTIONEERS COMMENTS
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.











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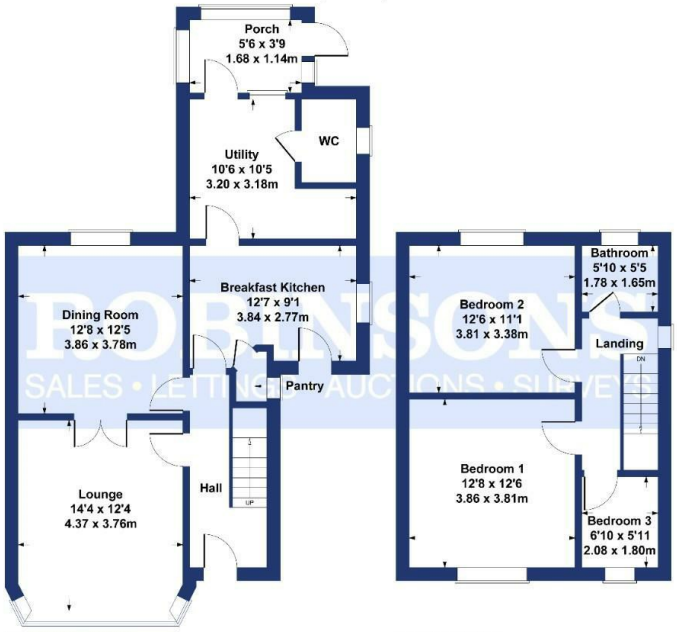
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Croft House, Butterwick Road, Fishburn, TS21 4DY

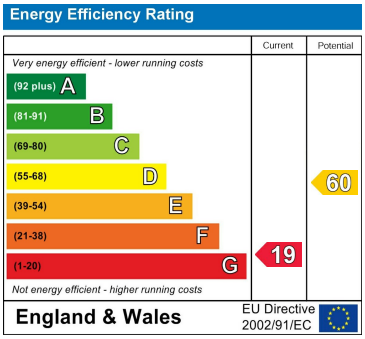
Approximate Gross Internal Area
1196 sq ft - 111 sq m



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. 2026



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