



Beechwood Road, Fishburn, TS21 4EP
2 Bed - House - Semi-Detached
£89,950

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We are thrilled to offer to the market this deceptively spacious semi detached house with two double bedrooms, positioned pleasantly within the popular, residential location of Beechwood Road, Fishburn. This impressive property has been a lovingly improved, boasts a 2025 re-fitted family bathroom & is the perfect purchase for young families/first time buyers or those looking to downsize. Having easy access to all of the local amenities offered in & around the area itself, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned residence comprises: Welcoming entrance hallway with stairs to the first floor, lounge with window to front elevation, an impressive kitchen/dining area (measuring 18ft approximately) with a range of fitted wall & base units & further access through to a useful utility room. The first floor landing boasts two double bedrooms (one of which could comfortably be converted into two separate bedrooms by a new owner) & the re-fitted bathroom with modern three piece suite. Externally, the home enjoys a well maintained, enclosed garden to the rear with an open aspect garden area to the front. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & potential of this lovely property for sale.

EPC Rating: C
Council Tax Band: A
FREEHOLD

ENTRANCE HALLWAY

LOUNGE

12'3 x 11'10 (3.73m x 3.61m)

KITCHEN / DINING AREA

18'3 x 11'10 (5.56m x 3.61m)

SIDE LOBBY

UTILITY AREA

6'8 x 5'8 (2.03m x 1.73m)

FIRST FLOOR LANDING

MASTER BEDROOM

18'3 x 10'10 (5.56m x 3.30m)

BEDROOM TWO

11'9 x 10'3 (3.58m x 3.12m)

2025 RE-FITTED BATHROOM

7'5 x 6'0 (2.26m x 1.83m)

EXTERNALLY



OUR SERVICES

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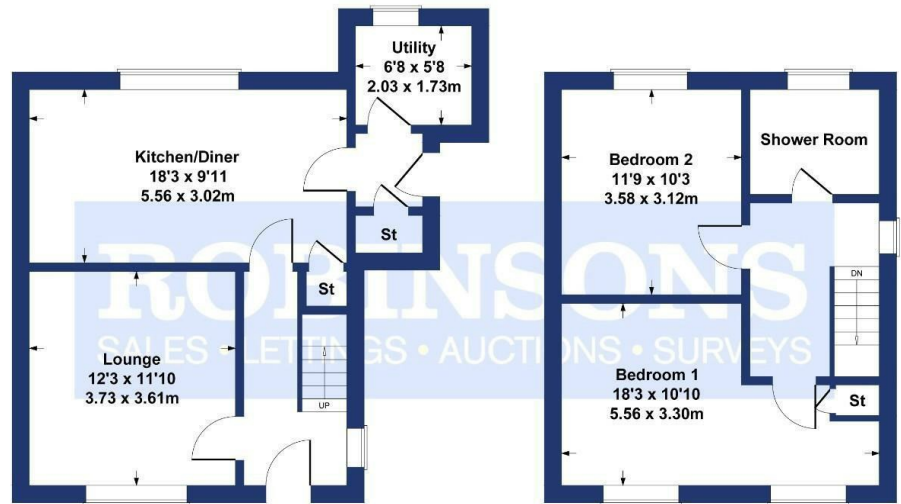
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beechwood Road, Fishburn, TS21 4EP

Approximate Gross Internal Area
898 sq ft - 83 sq m



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. 2024

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| 105-120 | A | | |
| 81-104 | B | | |
| 65-80 | C | | |
| 49-64 | D | | |
| 33-48 | E | | |
| 17-32 | F | | |
| 1-16 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 72 | 88 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| 102-110 | A | | |
| 81-101 | B | | |
| 65-80 | C | | |
| 49-64 | D | | |
| 33-48 | E | | |
| 17-32 | F | | |
| 1-20 | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| 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.

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