

Salvin Terrace, Fishburn, TS21 4AG
3 Bed - House - Mid Terrace
£64,950

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We are thrilled to offer to the market with no onward chain this deceptively spacious three bedroom terraced house situated on Salvin Terrace within the popular residential area of Fishburn. This is the ideal opportunity for the young family/first time buyers or buy-to-let investors to acquire this well proportioned home which benefits from gas central heating & double glazing throughout. Having easy access to all of the local amenities within the immediate area, the property is within a short drive to the neighbouring village of Sedgefield & has excellent links to all major road links leading to Durham City, Darlington & Teesside. The property itself briefly comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with window to front elevation, kitchen/dining area with a range of fitted wall & base units & access into a useful lobby/utility area with further access to rear. The first floor landing boasts three sized bedrooms (two of which are double) & a family bathroom with three piece suite. Externally, there is a good sized garden to the front, whilst a maintainable enclosed yard lies to the rear with decking. Thorough internal inspection is essential in order to fully appreciate the style, layout & size of this well proportioned property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE

14'11 x 13'4 (4.55m x 4.06m)

KITCHEN/DINING AREA

15'3 x 8'6 (4.65m x 2.59m)

UTILITY ROOM

5'8 x 4'11 (1.73m x 1.50m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'7 x 10'0 (4.14m x 3.05m)

BEDROOM TWO

10'0 x 10'0 (3.05m x 3.05m)

BEDROOM THREE

9'10 x 6'11 (3.00m x 2.11m)

BATHROOM

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

EXTERNALLY



OUR SERVICES

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Conveyancing

Surveys and EPCs

Property Auctions

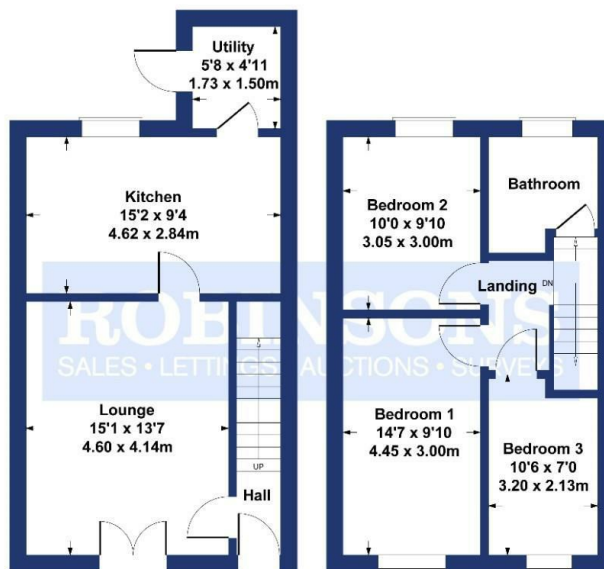
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Salvin Terrace, Fishburn

Approximate Gross Internal Area
786 sq ft - 73 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
85-95	C		
65-85	D		
45-65	E		
25-45	F		
1-25	G		
Not energy efficient - higher running costs			
		64	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
65-81	D		
59-54	E		
41-59	F		
11-41	G		
Not environmentally friendly - higher CO ₂ emissions			

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

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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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk