



Sycamore Road, Fishburn, TS21 4EX  
2 Bed - House - Semi-Detached  
£89,950

**ROBINSONS**  
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It is with pleasure that we offer to the market with no onward chain; this impressive semi detached house with two double bedrooms pleasantly positioned on Sycamore Road, within the popular, family orientated location of Fishburn. This deceptively spacious residence is tastefully decorated throughout & is the perfect purchase for first time buyers/young families or those looking to downsize. Having easy access to all of the local 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 gas central heating & double glazing throughout. In brief, the property itself comprises: Welcoming entrance lobby with stairs to the first floor, a spacious lounge with window to front elevation leading through to an open-plan kitchen/dining area with a range of fitted wall & base units & further access to a conservatory to rear. The first floor landing boasts two double bedrooms & a shower room. Externally, the property enjoys a superb sized, enclosed South-facing garden to rear which is largely laid to lawn whilst the front is open aspect & offers off road parking. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this well proportioned property for sale.

FREEHOLD  
Council Tax Band: A  
EPC Rating: TBC

#### **ENTRANCE LOBBY**

**LOUNGE**  
12'1 x 14'11 (3.68m x 4.55m)

**KITCHEN / DINING AREA**  
18'4 x 7'3 (5.59m x 2.21m)

**CONSERVATORY**  
10'7 x 10'2 (3.23m x 3.10m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
15'1 x 11'1 (4.60m x 3.38m)

**BEDROOM TWO**  
11'9 x 8'4 (3.58m x 2.54m)

**SHOWER ROOM**  
6'2 x 5'2 (1.88m x 1.57m)

#### **EXTERNALLY**

#### **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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# OUR SERVICES

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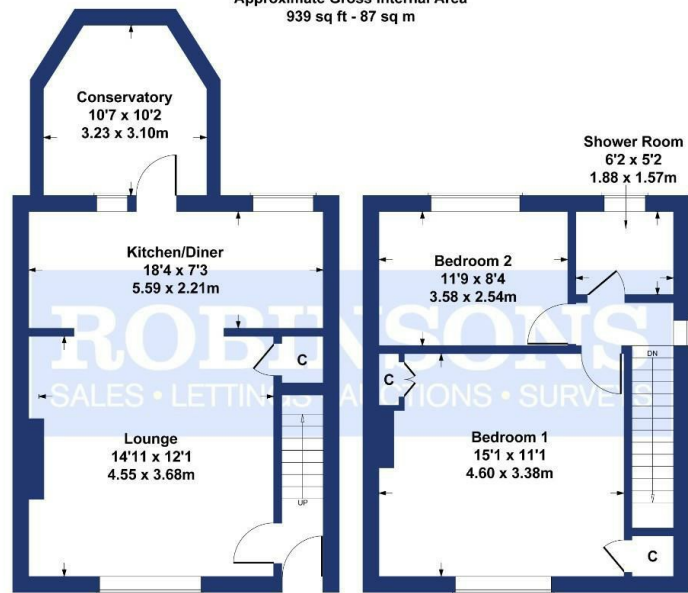
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Sycamore Road, Fishburn, TS21 4EX

Approximate Gross Internal Area  
939 sq ft - 87 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. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

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### BISHOP AUCKLAND

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### CROOK

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### SPENNYMOOR

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### SEDFIELD

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### WYNYARD

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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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