



**Oakdene Road, Fishburn, TS21 4EG**  
**2 Bed - House - Semi-Detached**  
**Offers Around £87,500**

**ROBINSONS**  
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Boasting a superb plot to the front with an additional detached single garage; we are pleased to offer to the market with no onward chain, this deceptively spacious semi detached house with two double bedrooms pleasantly positioned within the popular, family orientated location of Oakdene Road, Fishburn. Whilst the property does require some internal modernisation; this is the ideal purchase for young families/first time buyers seeking a property which they can 'put their own stamp on'. Having easy access to all of the immediate amenities offered in & around Fishburn & the neighbouring village of Sedgfield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits further from gas central heating & double glazing throughout. In brief, the property comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge (measuring 14ft approximately) with window to front elevation, separate dining room with French doors to the rear garden & kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & family bathroom with three piece suite. Externally, the property enjoys an enclosed garden to the rear which is paved for low maintenance whilst the front occupies an impressive plot which is largely laid to lawn & has a driveway parking leading to a 15ft (approximately) detached single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & potential of this impressive property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**LOUNGE**  
14'6 x 12'0 (4.42m x 3.66m)

**SEPARATE DINING ROOM**  
8'6 x 8'1 (2.59m x 2.46m)

**KITCHEN**  
9'1 x 8'3 (2.77m x 2.51m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
14'4 x 10'8 (4.37m x 3.25m)

**BEDROOM TWO**  
10'1 x 9'10 (3.07m x 3.00m)

**FAMILY BATHROOM**  
7'5 x 6'6 (2.26m x 1.98m)

#### **EXTERNALLY**

**DETACHED SINGLE GARAGE**  
15'8 x 8'3 (4.78m x 2.51m)

#### **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.



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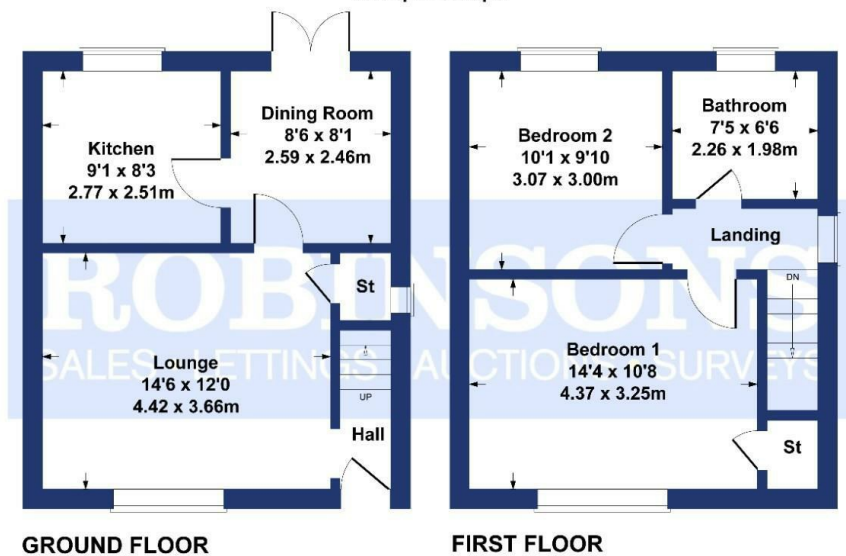
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Oakdene Road, Fishburn, TS21 4EG

Approximate Gross Internal Area  
754 sq ft - 70 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 |                         |           |
| 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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

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