

Clervaux Terrace, Fishburn, TS21 4AY  
3 Bed - House - Semi-Detached  
£79,950

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We are delighted to offer to the market with no onward chain; this double-fronted semi detached house with three bedrooms, positioned pleasantly on Clervaux Terrace within the popular, family orientated location of Fishburn. Originally two separate dwellings, the property has undergone work in recent years & boasts spacious rooms with high ceilings throughout. Having easy access to all of the immediate 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 all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this deceptively spacious property comprises: Welcoming entrance lobby, spacious lounge (measuring 14ft x 13ft approximately) with window to front elevation, separate dining room with access through to a rear conservatory, kitchen with a range of fitted wall & base units & inner lobby with further access to a separate utility room & useful ground floor wc. The first floor landing boasts three good sized bedrooms & an impressive family bathroom with four piece suite. Externally, an enclosed yard is positioned to the rear. This is an excellent opportunity to acquire such a well proportioned residence & we strongly 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**  
14'11 x 13'4 (4.55m x 4.06m)

**DINING ROOM**  
15'1 x 11'4 (4.60m x 3.45m)

**KITCHEN**  
11'7 x 9'6 (3.53m x 2.90m)

#### **INNER LOBBY**

**UTILITY ROOM**  
6'4 x 4'11 (1.93m x 1.50m)

#### **GROUND FLOOR CLOAKS / WC**

#### **FIRST FLOOR LANDING**

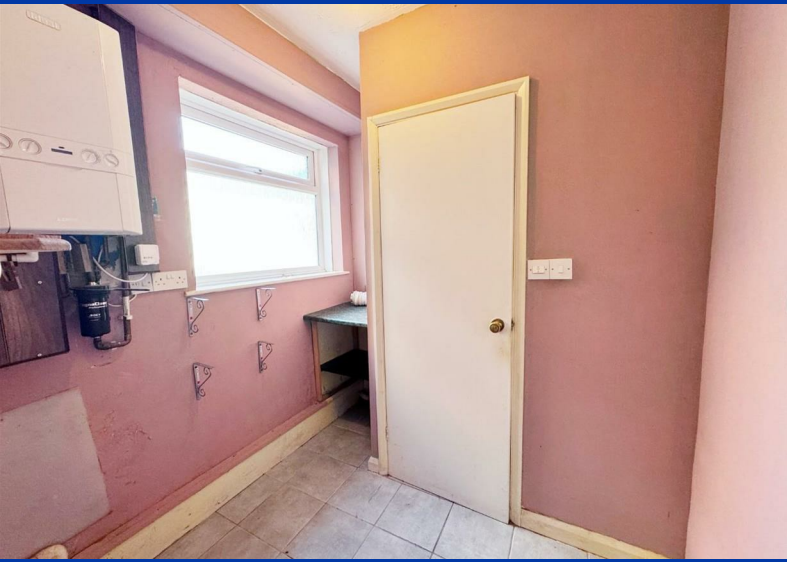
**BEDROOM ONE**  
14'11 x 14'10 (4.55m x 4.52m)

**BEDROOM TWO**  
15'2 x 11'0 (4.62m x 3.35m)

**BEDROOM THREE**  
9'11 x 8'8 (3.02m x 2.64m)

**FAMILY BATHROOM**  
10'5 x 6'9 (3.18m x 2.06m)

#### **EXTERNALLY**



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
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.

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