



St. Bedes Avenue, Fishburn, TS21 4BN  
3 Bed - House - Detached  
£210,000

**ROBINSONS**  
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It is with pleasure that we offer to the market this deceptively spacious, extended detached house with three bedrooms situated pleasantly on St Bedes Avenue, within the highly sought after, family orientated location of Manor Park; Fishburn. This impressive property has been maintained to a good standard throughout & is the perfect purchase for a range of purchasers including young families/first time buyers. With easy access to all of the local amenities offered in & around the area itself; this impressive residence is a short drive into the neighbouring village of Sedgefield, 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. This well proportioned home itself briefly comprises: Welcoming entrance lobby through to a superb sized lounge with bay window to front elevation, dining room with French doors through to rear, an extended kitchen (measuring 18ft approximately) with a range of fitted wall & base units & further access to rear & an inner lobby with stairs to the first floor. The first floor landing boasts three good sized bedrooms (two of which are double) & family bathroom with four piece suite. Externally, the property enjoys a lovely sized enclosed garden to the rear, whilst to the front there is a block paved driveway providing ample vehicle parking for two vehicles & a single garage. Thorough internal inspection comes highly recommended in order to fully appreciate the style, layout, quality & space of this well proportioned property for sale.

**EXTERNALLY****SINGLE GARAGE**

17'2 x 8'8 (5.23m x 2.64m)

FREEHOLD  
EPC Rating: D  
Council Tax Band: C

**ENTRANCE LOBBY****LOUNGE**

14'0 x 12'1 (4.27m x 3.68m)

**DINING AREA**

10'0 x 8'0 (3.05m x 2.44m)

**BREAKFASTING KITCHEN**

18'0 x 11'0 (5.49m x 3.35m)

**INNER HALWAY****FIRST FLOOR LANDING****MASTER BEDROOM**

13'0 x 12'0 (3.96m x 3.66m)

**BEDROOM TWO**

13'0 x 10'1 (3.96m x 3.07m)

**BEDROOM THREE**

8'2 x 8'0 (2.49m x 2.44m)

**FAMILY BATHROOM**



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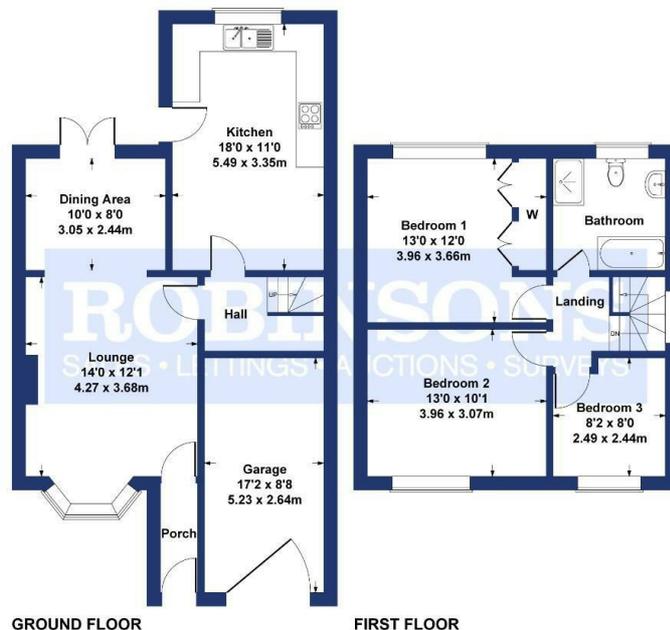
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Bedes Avenue, Fishburn, TS21 4BN

Approximate Gross Internal Area  
1226 sq ft - 114 sq m



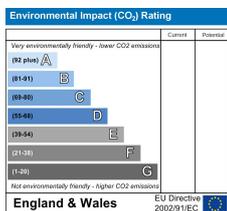
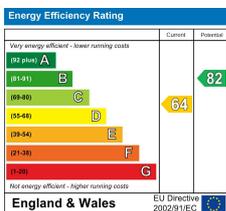
GROUND FLOOR

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



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