



St. Bedes Avenue, Fishburn, TS21 4BN
3 Bed - House - Detached
£225,000

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Positioned pleasantly within the highly sought after, family orientated location of Fishburn; we are thrilled to offer to the market this beautifully presented, extended three bedroom detached family house on St Bedes Avenue. An absolute credit to its current owners, this well proportioned residence has been extremely well maintained throughout & benefits further from gas central heating via a 2023 re-fitted combi boiler & double glazing. Having easy access to all of the local amenities offered in & around Fishburn itself, the property is within a short drive into the neighbouring village of Sedgefield & is within excellent commuting distance to all major road networks & bus routes leading to Durham City, Darlington & Teesside. In brief, this tastefully decorated home comprises: Welcoming entrance lobby with access through to a 28ft (approximately) open-plan lounge / dining area with bay window to front elevation & double doors through to a conservatory, an extended re-fitted breakfasting kitchen (measuring 20ft approximately) with a range of fitted wall & base units, beautiful garden room to rear & an inner lobby with stairs to the first floor, access to a useful ground utility/wc & integral access into the single garage. The first floor landing boasts three bedrooms & a lovely re-fitted family bathroom with modern four piece suite. Externally, this deceptively spacious home enjoys a fully enclosed garden to the rear which is largely laid to lawn, whilst to the front of the property there is a further lawned area with driveway (providing ample vehicle parking) & access to the single garage. We highly recommend thorough internal inspection in order to fully appreciate the style, layout, standard & size of this well appointed property for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: C

ENTRANCE LOBBY

LOUNGE / DINING AREA
28'2 x 12'11 (8.59m x 3.94m)

GARDEN ROOM
12'6 x 10'6 (3.81m x 3.20m)

INNER LOBBY

GROUND FLOOR CLOAKS / WC

BREAKFASTING KITCHEN
20'2 x 11'3 (6.15m x 3.43m)

FIRST FLOOR LANDING

MASTER BEDROOM
13'4 x 11'1 (4.06m x 3.38m)

BEDROOM TWO
13'4 x 11'9 (4.06m x 3.58m)

BEDROOM THREE
11'1 x 8'1 (3.38m x 2.46m)

FAMILY BATHROOM
8'9 x 8'7 (2.67m x 2.62m)

EXTERNALLY

SINGLE GARAGE
16'3 x 8'7 (4.95m x 2.62m)



OUR SERVICES

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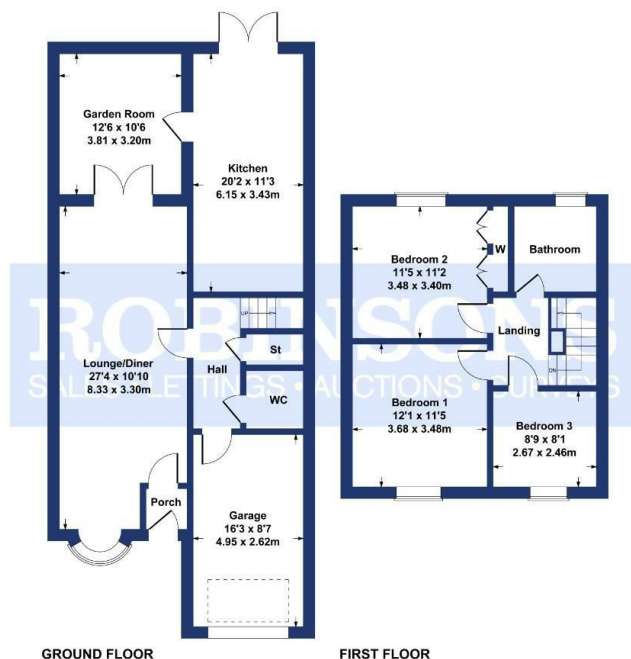
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Bedes Avenue, Fishburn, TS21 4BN

Approximate Gross Internal Area
1405 sq ft - 131 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		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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