



Stone Cross, Fishburn, TS21 4EH
4 Bed - House - Semi-Detached
£175,000

ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

Presented to an exceptionally high standard throughout; it is with pleasure that we offer to the market this stunning, extended semi detached house with four/five bedrooms on Stone Cross, within the popular, family orientated location of Fishburn. This deceptively spacious residence has been a loving home for many years, offers more than ample space to both ground & first floor & is the perfect purchase for the growing family. Having easy access to all of the local amenities offered in & around Fishburn 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 & 2023 re-fitted double glazing throughout. In brief, this well proportioned property comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, kitchen with a range of fitted wall & base units, a sensational sized lounge/dining area (measuring 16ft x 16ft approximately), stunning garden room with feature vaulted ceiling & access to rear & a snug/bedroom five with further access to a useful ground floor cloaks/wc (previously used as a third bathroom/shower room). The first floor landing boasts four bedrooms; the master bedroom having en-suite facilities & a family bathroom with three piece suite. Externally, this beautiful home enjoys a good sized, enclosed, South-East facing garden to the rear with views over the neighbouring fields, whilst to the front, there is an additional garden area with driveway parking for several vehicles & access to a 21ft (approximately) single garage/workshop. Rarely do properties within this location become available & we thoroughly recommend full internal inspection in order to fully appreciate the style, space, size, layout & standard of this exquisite home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: B

ENTRANCE PORCH

ENTRANCE HALLWAY

KITCHEN

10'4 x 8'9 (3.15m x 2.67m)

LOUNGE / DINING AREA

16'11 x 16'7 (5.16m x 5.05m)

GARDEN ROOM

15'9 x 6'11 (4.80m x 2.11m)

SNUG / BEDROOM FIVE

11'2 x 8'7 (3.40m x 2.62m)

GROUND FLOOR CLOAKS / WC

6'2 x 3'11 (1.88m x 1.19m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'5 x 8'9 (3.48m x 2.67m)

EN-SUITE BATHROOM

8'7 x 5'2 (2.62m x 1.57m)

BEDROOM TWO

11'8 x 10'2 (3.56m x 3.10m)

BEDROOM THREE

10'3 x 10'1 (3.12m x 3.07m)

BEDROOM FOUR

8'1 x 7'10 (2.46m x 2.39m)

FAMILY BATHROOM

6'6 x 6'4 (1.98m x 1.93m)

EXTERNALLY

SINGLE GARAGE

21'7 x 8'9 (6.58m x 2.67m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

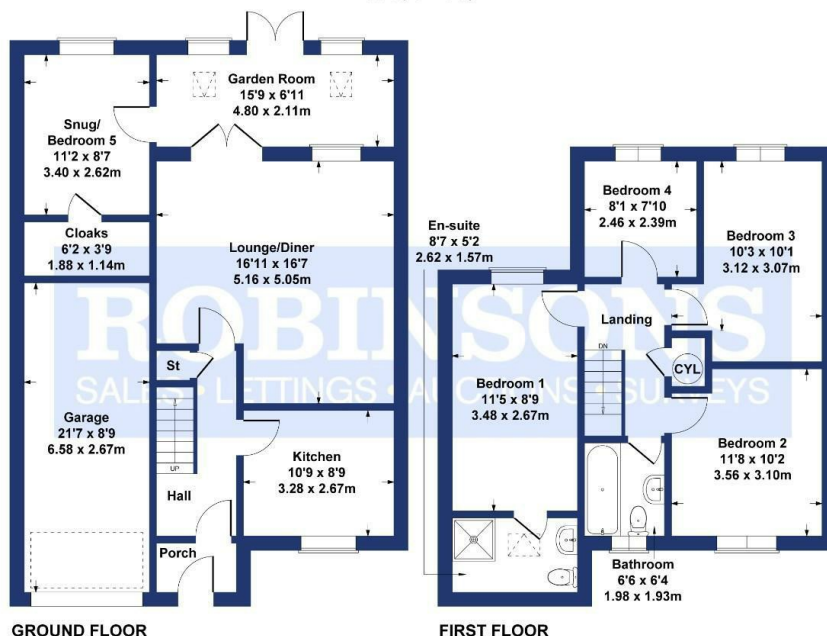
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Stone Cross, Fishburn, TS21 4EH

Approximate Gross Internal Area
1556 sq ft - 145 sq m



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 (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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 (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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

SALES • LETTINGS • AUCTIONS

3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk