



Cleveland View, Fishburn, TS21 4BZ
2 Bed - House - Terraced
£69,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

We are thrilled to offer to the market with no onward chain; his deceptively spacious terraced house with two bedrooms situated pleasantly on Cleveland View within the highly sought after, family orientated area of Fishburn. This superb home has undergone refurbishment in 2021 & boasts a re-fitted kitchen, re-fitted utility room, re-fitted family bathroom & re-fitted cloaks/wc; making this property the ideal purchase for clients seeking that 'move-in ready' residence. With easy access to all of the immediate amenities offered in & around Fishburn itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links & bus routes leading into Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. This well proportioned property briefly comprises: Welcoming entrance porch into the lobby, a 12ft (approximately) lounge with window to front elevation, the stunning kitchen / dining area which has a range of modern wall & base units, the separate utility room matching wall & base units & access door to rear & the lovely family bathroom with brand new three piece suite. The first floor landing provides access to the two double bedrooms & re-fitted cloaks / wc. Externally, the property has an enclosed yard to rear whilst the front enjoys an enclosed garden area. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, layout & size of this well neutral, modern property for sale.

EXTERNALLY

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE PORCH**ENTRANCE LOBBY****LOUNGE**

12'8 x 10'10 (3.86m x 3.30m)

2021 RE-FITTED KITCHEN / DINING AREA

14'1 x 9'10 (4.29m x 3.00m)

2021 RE-FITTED UTILITY AREA

8'10 x 6'4 (2.69m x 1.93m)

2021 RE-FITTED BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

FIRST FLOOR LANDING**MASTER BEDROOM**

12'8 x 9'7 (3.86m x 2.92m)

BEDROOM TWO

10'10 x 9'10 (3.30m x 3.00m)

2021 RE-FITTED WC



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

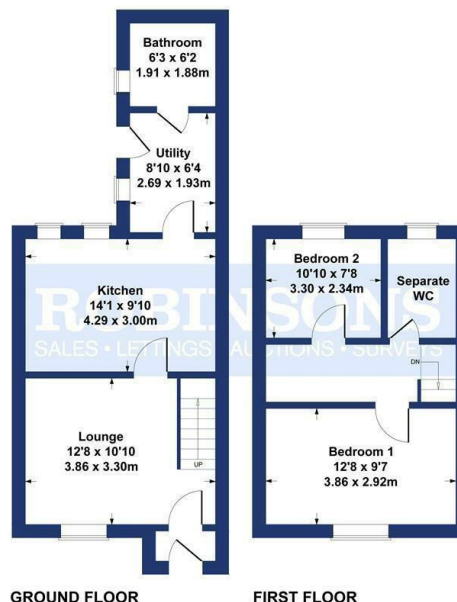
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cleveland View, Fishburn, TS21 4BZ

Approximate Gross Internal Area
709 sq ft - 65 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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