



**Moorside Crescent, Fishburn, TS21 4DL**  
**2 Bed - House - Semi-Detached**  
**£55,000**

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Pleasantly positioned within the popular, family orientated location of Fishburn; we are delighted to offer to the market with no onward chain, this deceptively spacious semi detached house with two double bedrooms on Moorside Crescent. Whilst the property does require modernisation, this is an excellent opportunity for first time buyers or buy-to-let investors to acquire a residence which they can 'put their own stamp on'. Having easy access to all of the immediate 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 & double glazing throughout. In brief, the property itself comprises: Welcoming entrance lobby with stairs to first floor, spacious lounge with window to front elevation, kitchen/dining area with a range of fitted wall & base units & access to rear. The first floor landing boasts two double bedrooms & family bathroom. Externally, the property enjoys a superb sized, enclosed South-facing rear garden which is largely laid to lawn whilst the front is open aspect. We encourage thorough internal inspection in order to fully appreciate the style, space & potential of this impressive property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**LOUNGE**  
13'9 x 11'11 (4.19m x 3.63m)

**KITCHEN / DINING AREA**  
18'0 x 8'4 (5.49m x 2.56m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
14'9 x 10'3 (4.50m x 3.12m)

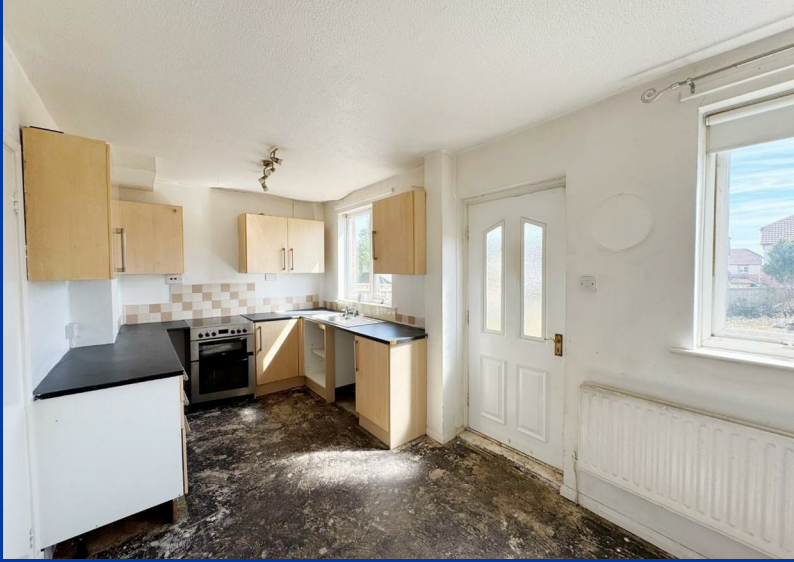
**BEDROOM TWO**  
9'10 x 9'10 (3.00m x 3.00m)

#### **BATHROOM**

#### **SEPARATE WC**

#### **EXTERNALLY**







# OUR SERVICES

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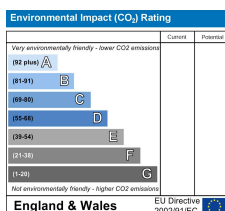
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Strategic Marketing Plan

Dedicated Property Manager



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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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