



**Sedgefield Terrace, Fishburn, TS21 4AE**  
**3 Bed - House - Mid Terrace**  
**Starting Bid £27,000**

**ROBINSONS**  
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\*\*\* FOR SALE VIA MODERN AUCTION\*\*\*

It is with pleasure that we offer to the market with no onward chain this deceptively spacious terraced house with three bedrooms positioned pleasantly on Sedgefield Terrace within the popular, family orientated location of Fishburn. This impressive residence has been a loving family home for many years & whilst it does require full internal modernisation; is the perfect purchase for clients seeking a property which they can 'put their own stamp' on. 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 Sedgefield & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. In brief, the property itself comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge (measuring 13ft approximately) with window to front elevation, kitchen with a range of wall & base units & access to rear & ground floor bathroom. The first floor landing boasts three bedrooms. Externally, the property enjoys an exceptionally well maintained, enclosed garden to front whilst an enclosed yard is positioned to the rear. We encourage thorough internal inspection in order to fully appreciate the style, space & potential of this well proportioned property for sale.

**FREEHOLD**

EPC Rating: F

Council Tax Band: A

**ENTRANCE LOBBY**

**LOUNGE**

13'10 x 13'1 (4.22m x 3.99m)

**KITCHEN**

11'0 x 8'6 (3.35m x 2.59m)

**BATHROOM**

6'11 x 5'11 (2.11m x 1.80m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

17'2 x 9'6 (5.23m x 2.90m)

**BEDROOM TWO**

11'0 x 8'4 (3.35m x 2.54m)

**BEDROOM THREE**

10'4 x 8'4 (3.15m x 2.54m)

**EXTERNALLY**

**AUCTIONEER COMMENTS**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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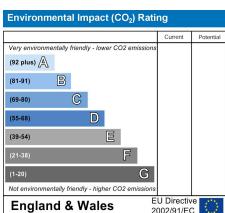
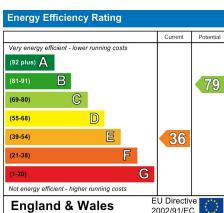
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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