



Coronation Avenue, Fishburn, TS21 4DB  
2 Bed - House - Terraced  
£69,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

We are thrilled to offer to the market with no onward chain, this deceptively spacious terraced house with two bedrooms & additional loft space pleasantly situated on Coronation Avenue, within the popular, family orientated location of Fishburn. This impressive property has been a loving family home for many years & is the ideal purchase for first time buyers or the buy-to-let investor. 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 via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance lobby with stairs to the first floor, lounge with widow to front elevation opening into a lovely, open-plan kitchen/dining area with a range of fitted wall & base units, inner lobby with access door to rear & ground floor bathroom/wc. The first floor landing boasts two bedrooms & stairs lead to a useful loft space (measuring 11ft x 11ft approximately). Externally, the property enjoys an enclosed yard to the rear whilst an enclosed garden is positioned at the front of the property. We thoroughly recommend full internal inspection to fully appreciate the style, space & layout of this impressive home for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**LOUNGE**  
13'4 x 11'1 (4.06m x 3.38m)

**KITCHEN / DINING AREA**  
14'0 x 16'3 (4.27m x 4.95m)

#### **INNER LOBBY**

**BATHROOM**  
6'8 x 5'1 (2.03m x 1.55m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'3 x 11'1 (3.73m x 3.38m)

**BEDROOM TWO**  
8'10 x 7'2 (2.69m x 2.18m)

**LOFT SPACE**  
11'5 x 11'4 (3.48m x 3.45m)

#### **EXTERNALLY**

**DISCLAIMER**  
Our details have been compiled in good faith using publicly

available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

#### **COMPLIANCE**

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Coronation Avenue, Fishburn, TS21 4DB

Approximate Gross Internal Area  
832 sq ft - 77 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. 2026

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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@robinsonswyny ard.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