

**Glebe Close, Fishburn, TS21 4DE**  
**3 Bed - House - Detached**  
**£169,995**

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It is with pleasure that we offer to the market this exceptionally well presented detached house with three bedrooms & two bathrooms pleasantly situated on Glebe Close, within the popular, family oriented location of Fishburn. Having easy access to all of the local amenities offered in both Fishburn & the neighbouring village of Sedgfield & within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teesside, this deceptively spacious property also benefits from gas central heating & double glazing throughout. In brief, this impressive family residence comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge measuring 16ft (approximately) & an equally as spacious open-plan kitchen/dining area with a range of fitted wall & base units & access to the rear garden. The first floor landing boasts three bedrooms (the master bedroom having fitted wardrobes & en-suite facilities) & a family bathroom with modern three piece suite. Externally the property enjoys a good sized, enclosed garden to the rear which has a driveway & access to a single garage. We highly encourage through internal inspection in order to fully appreciate the style, space, layout & standard of this well proportioned home for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: C

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

**LOUNGE**  
16'10 x 11'1 (5.13m x 3.38m)

**KITCHEN / DINING AREA**  
15'6 x 9'9 (4.72m x 2.97m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'6 x 11'10 (3.81m x 3.61m)

#### **EN-SUITE SHOWER ROOM**

**BEDROOM TWO**  
9'7 x 8'11 (2.92m x 2.72m)

**BEDROOM THREE**  
10'1 x 6'5 (3.07m x 1.96m)

**FAMILY BATHROOM**  
6'1 x 4'11 (1.85m x 1.50m)

#### **EXTERNALLY**

#### **SINGLE GARAGE**







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## Glebe Close, Fishburn, TS21 4DE

Approximate Gross Internal Area  
870 sq ft - 81 sq m



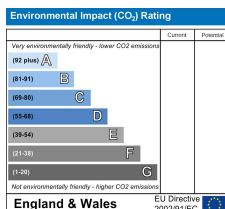
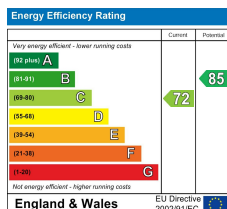
GROUND FLOOR

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. 2025



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