



Glebe Close, Fishburn, TS21 4DE
3 Bed - House - Semi-Detached
£139,950

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Positioned within this popular cul-de-sac location; we are delighted to offer for sale this exceptionally well presented, semi-detached townhouse with three bedrooms & two bathrooms situated pleasantly on Glebe Close. within the highly sought after, family orientated location of Fishburn. This well proportioned residence is tastefully decorated throughout, boasts re-fitted internal doors, newly replaced skirting boards & new flooring. Having easy access to all of the local amenities offered in the immediate area itself, the property is only 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 2025 re-fitted combi boiler & double glazing. In brief, the property itself comprises: Welcoming entrance hallway with stairs to the first floor, a 13ft lounge (approximately) with window to front elevation, kitchen/dining area with a range of fitted wall & base units, separate utility room with access to rear & a useful ground floor cloaks/wc. The first floor landing boasts two bedrooms & a family bathroom with modern three piece suite whilst the second floor gives access to a master bedroom with en-suite shower room. Externally, the home enjoys a private, enclosed garden to the rear with lawn & gravelled areas, whilst to the front, there is a driveway providing ample vehicle parking. We thoroughly recommend internal inspection in order to fully appreciate the style, standard, quality & layout of this impressive home for sale.

FREEHOLD
Council Tax Band: B
EPC Rating: TBC

ENTRANCE LOBBY

LOUNGE
13'7 x 11'1 (4.14m x 3.38m)

KITCHEN / DINING AREA
14'3 x 8'2 (4.34m x 2.49m)

UTILITY ROOM
6'8 x 4'1 (2.03m x 1.24m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

BEDROOM TWO
12'0 x 7'10 (3.66m x 2.39m)

BEDROOM THREE
9'10 x 7'10 (3.00m x 2.39m)

FAMILY BATHROOM
6'3 x 5'4 (1.91m x 1.63m)

SECOND FLOOR LANDING

MASTER BEDROOM
11'11 x 10'5 (3.63m x 3.18m)

EN-SUITE SHOWER ROOM
7'1 x 4'10 (2.16m x 1.47m)

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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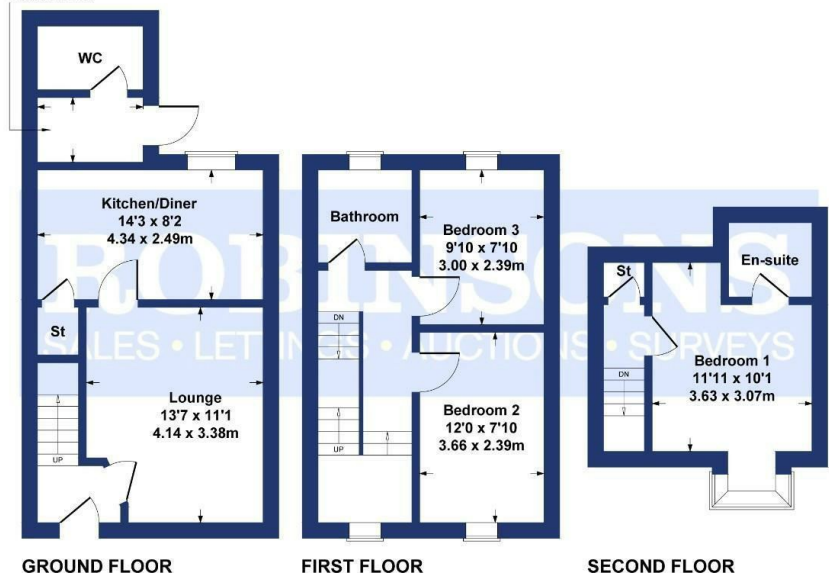
Strategic Marketing Plan

Dedicated Property Manager

Glebe Close, Fishburn, TS21 4DE

Approximate Gross Internal Area
872 sq ft - 81 sq m

Utility
6'8 x 4'1
2.03 x 1.24m



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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