



Park View, Fishburn, TS21 4AX
2 Bed - House - Terraced
Offers Over £90,000

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Upgraded & modernised to that of a spectacular standard; it is with pleasure that we offer to the market, this deceptively spacious terraced house with two double bedrooms plus additional (16ft approximately loft space) positioned pleasantly on Park View, within the popular, family orientated location of Fishburn. Having easy access to all of the immediate amenities Fishburn itself has to offer, the property is only a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links & bus routes & benefits further from gas central heating & double glazing throughout. An ideal opportunity for the young family or buy-to-let investors to acquire this well proportioned residence which briefly comprises: Welcoming entrance lobby with access through to a spacious lounge with bay window to front elevation, separate dining room with stairs to the first floor & French doors to the rear yard, an impressive 18ft (approximately) 2024 re-fitted kitchen with a range of fitted wall & base units 7 further access to rear The first floor landing boasts two double bedrooms & an impressive 2024 re-fitted family bathroom with three piece suite. Additionally, the vendor has advised that building regs have been approved for the upgrade to the loft area which measures 16ft x 13ft (approximately). Externally, the home enjoys an enclosed yard area to rear. We thoroughly encourage full internal inspection in order to fully appreciate the style, standard, quality, space & layout of this tastefully decorated home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
15'4 x 14'8 (4.67m x 4.47m)

SEPARATE DINING ROOM
14'7 x 13'4 (4.45m x 4.06m)

2024 RE-FITTED KITCHEN
18'7 x 7'0 (5.66m x 2.13m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'5 x 12'2 (3.78m x 3.71m)

BEDROOM TWO
10'1 x 6'6 (3.07m x 1.98m)

2024 RE-FITTED BATHROOM
7'7 x 7'1 (2.31m x 2.16m)

LOFT SPACE
16'7 x 13'4 (5.05m x 4.06m)

EXTERNALLY



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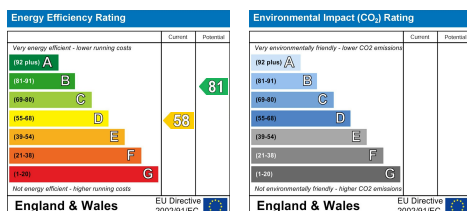
Dedicated Property Manager



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. 2017



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