

Butterwick Road, Fishburn, TS21 4AP
3 Bed - House - Detached
£139,950

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Nestled in a private location; we are delighted to offer to the market with no onward chain; this unique, detached family residence with three bedrooms on Butterwick Road, within the popular, family orientated location of Fishburn. Occupying a spectacular plot, with a larger than average, enclosed South-facing garden to the rear, this is a superb opportunity for the young family/first time buyer to acquire an individual-styled property within the heart of this desirable village. Having easy access to all of the immediate amenities offered in & around the area 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 & 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, a superb sized lounge (measuring 15ft x 13ft approximately) with windows to rear & side elevations, breakfasting kitchen with a range of fitted wall & base units, inner lobby with access to a useful utility room & ground floor bathroom with modern three piece suite. The floor landing boasts three good sized bedrooms & a separate wc. Externally, the property enjoys the spectacular sized, enclosed garden to rear which is largely laid to lawn whilst to the front, there is an additional gravelled area. Beyond the garden fence, there is off road parking. Detached properties like this are rarely available & we therefore thoroughly encourage full internal inspection in order to fully appreciate the size, style, space & layout of this impressive home for sale.

BEDROOM THREE

9'2 x 6'7 (2.79m x 2.01m)

EXTERNALLY

FREEHOLD

EPC Rating: D

Council Tax Band: B

ENTRANCE HALLWAY**LOUNGE**

15'2 x 13'0 (4.62m x 3.96m)

KITCHEN

9'11 x 9'8 (3.02m x 2.95m)

UTILITY ROOM

15'1 x 5'5 (4.60m x 1.65m)

BATHROOM

6'2 x 6'0 (1.88m x 1.83m)

FIRST FLOOR LANDING**MASTER BEDROOM**

12'10 x 11'9 (3.91m x 3.58m)

BEDROOM TWO

9'10 x 9'2 (3.00m x 2.79m)



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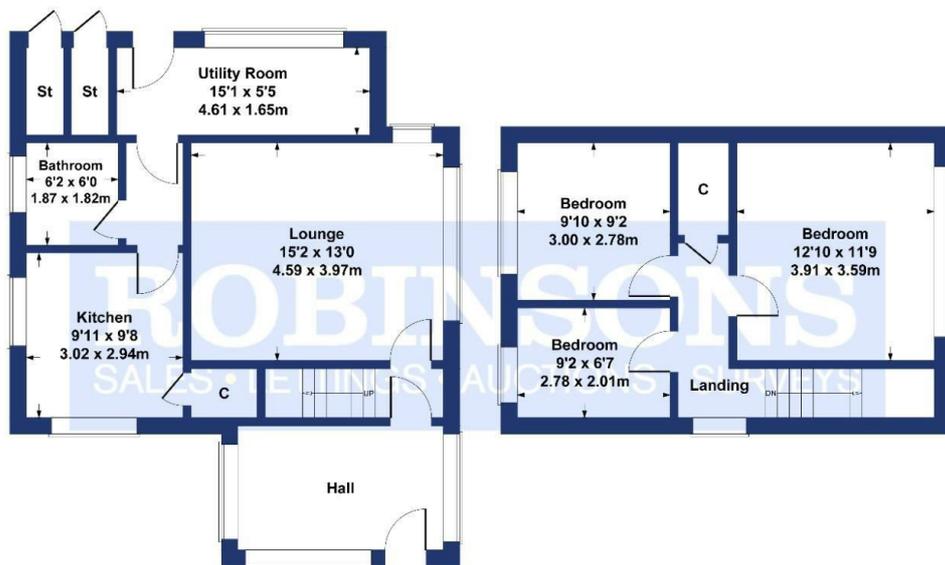
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Butterford Road, Fishburn, TS21 4AP

Approximate Gross Internal Area
1044 sq ft - 97 sq m



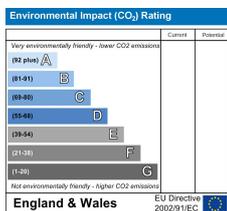
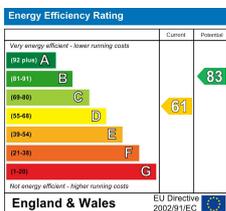
GROUND FLOOR

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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