



Park View, Fishburn, TS21 4AX  
3 Bed - House - Terraced  
£575 Per Month

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## Park View Fishburn, TS21 4AX

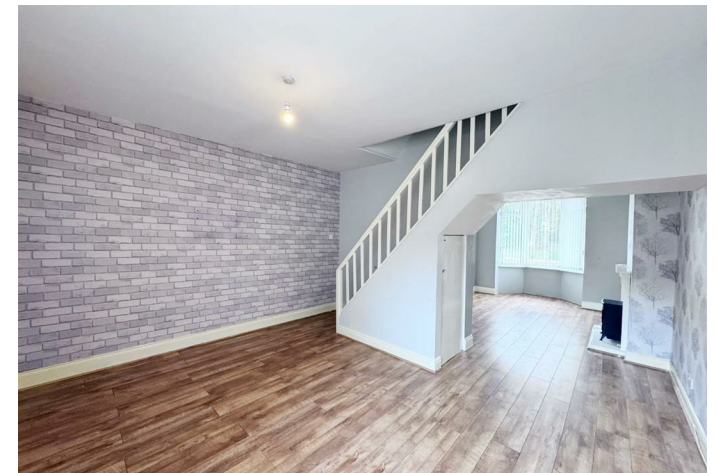
We are thrilled to offer to the market this deceptively spacious three bedroom terraced house on Park View, within the highly popular, family orientated location of Fishburn. Having easy access to all of the local amenities offered in & around Fishburn itself, the property is a short drive into the neighbouring 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, the property comprises: Welcoming entrance lobby, spacious lounge (measuring 14ft x 14ft approximately) with bay window to front elevation, separate dining room with stairs to the first floor, kitchen with a range of fitted wall & base units & further access to a ground floor bathroom. The first floor landing boasts three bedrooms & a separate shower room. Externally, the property enjoys an enclosed yard to rear whilst a small courtyard is situated at the front. We thoroughly recommend full internal inspection in order to fully appreciate the style, size & layout of this impressive residence to let.

Tenants required earnings: £16,200. Guarantors required earnings: £19,440

Working Applicants preferred. No Smokers. No Pets.

EPC Rating: E

Council Tax Band: A



















#### **ENTRANCE LOBBY**

#### **LOUNGE**

14'11 x 14'11 (4.55m x 4.55m)

#### **DINING ROOM**

14'11 x 10'4 (4.55m x 3.15m)

#### **KITCHEN**

11'9 x 7'3 (3.58m x 2.21m)

#### **BATHROOM**

7'3 x 6'2 (2.21m x 1.88m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

13'2 x 7'9 (4.01m x 2.36m)

#### **BEDROOM TWO**

12'8 x 9'11 (3.86m x 3.02m)

#### **BEDROOM THREE**

9'4 x 5'1 (2.84m x 1.55m)

#### **SHOWER ROOM**

6'11 x 4'10 (2.11m x 1.47m)

#### **EXTERNALLY**

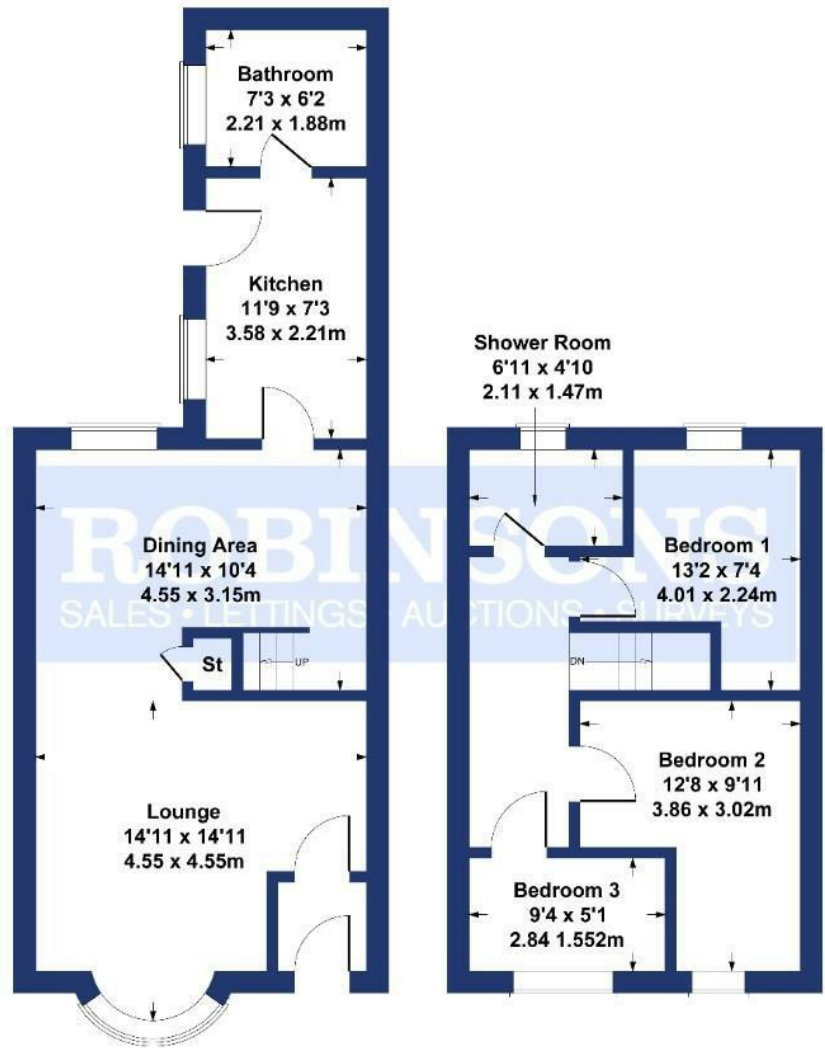
#### **REDRESS**

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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Approximate Gross Internal Area  
847 sq ft - 79 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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