

Prudhoe Avenue, Fishburn, TS21 4DA
2 Bed - House - Terraced
£55,000

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We are thrilled to offer to the market with no onward chain; this deceptively spacious terraced house with two bedrooms situated pleasantly on Prudhoe Avenue, within the highly sought after, family orientated area of Fishburn. This superb home has been extremely well cared for & is the ideal purchase for first time buyers or investors. With easy access to all of the immediate amenities offered in & around Fishburn itself, the property is a short drive into the neighbouring vilage of Sedgefield, is within excellent commuting distance to all major road links & bus routes leading into Durham City, Darlington & Teeside & benefits further from gas central heating & double glazing throughout. This well proportioned property briefly comprises: welcoming entrance lobby, a 12ft (approximately) lounge with window to front elevation, an equally as spacious separate dining room & an impressive kitchen with a range of modern wall & base units. The first floor landing provides access to the two double bedrooms & bathroom / wc. Externally, the property has an enclosed yard to rear whilst the front enjoys an enclosed garden area. We highly encourage thorough internal inspection in order to fully appreciate the style, layout & size of this well proportioned property for sale.

Mobile Signal/Coverage: Good to Average

Tenure: Leasehold - Freehold

Council Tax: Durham County Council, Band A- Approx. £1581.82

p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

EPC Rating: TBC

Council Tax Band: A

ENTRANCE LOBBY

LOUNGE

12'11 x 11'1 (3.94m x 3.38m)

SEPARATE DINING ROOM

14'2 x 8'4 (4.32m x 2.54m)

KITCHEN

13'7 x 6'2 (4.14m x 1.88m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'0 x 11'0 (3.96m x 3.35m)

BEDROOM TWO

8'8 x 7'11 (2.64m x 2.41m)

BATHROOM

5'8 x 5'4 (1.73m x 1.63m)

EXTERNALLY

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Super-fast 80 Mbps*



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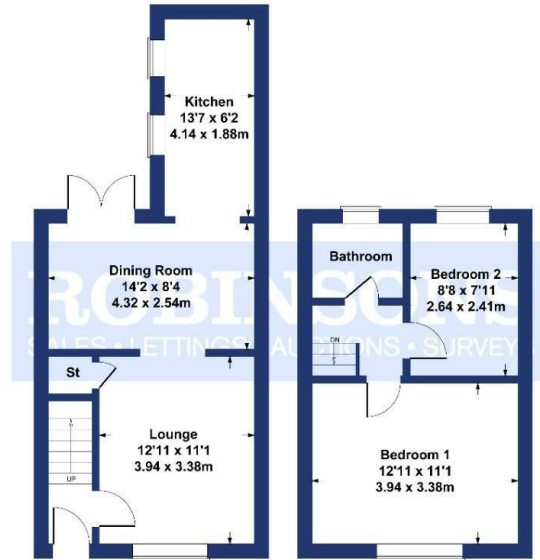
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Prudhoe Avenue, Fishburn, TS21 4DA

Approximate Gross Internal Area
713 sq ft - 66 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		69	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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