

Regent Terrace, Fishburn, TS21 4DQ  
2 Bed - House - Terraced  
£59,950

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We are delighted to offer to offer to the market with no onward chain; this deceptively spacious terraced house with two bedrooms situated on Regent Terrace, within the popular, family orientated location of Fishburn. The property has been very well maintained throughout & is the perfect purchase for first time buyers or buy-to-let investors. Having easy access to all of the local amenities offered in & around the immediate 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 & Teeside & benefits further from gas central heating & double glazing. In brief, the property comprises: Welcoming entrance hallway with stairs to first floor, spacious lounge with bay window to front elevation, an equally as spacious dining room, kitchen with a range of fitted wall & base units & a useful utility room with French doors to rear elevation. The first floor landing boasts two bedrooms & a family bathroom. Externally, there is a good sized, enclosed yard to the rear with remote controlled roller shutter door. We highly encourage thorough internal inspection in order to fully appreciate the style, space & layout of this well proportioned property for sale.

EPC Rating: C  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

13'4 x 12'5 (4.06m x 3.78m)

#### **DINING ROOM**

12'10 x 12'2 (3.91m x 3.71m)

#### **KITCHEN**

12'2 x 7'0 (3.71m x 2.13m)

#### **UTILITY ROOM**

8'3 x 7'7 (2.51m x 2.31m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

16'0 x 11'6 (4.88m x 3.51m)

#### **BEDROOM TWO**

12'2 x 9'11 (3.71m x 3.02m)

#### **BATHROOM**

12'1 x 6'10 (3.68m x 2.08m)

#### **EXTERNALLY**

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas

Broadband: Super-fast 80 Mbps\*

Mobile Signal/Coverage: Good to Average

Tenure: 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.







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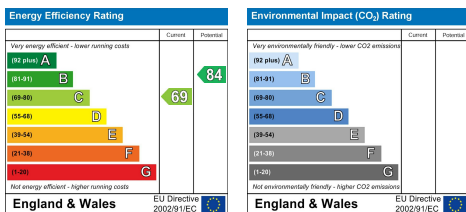
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