



Moorside Crescent, Fishburn, TS21 4DJ
3 Bed - House - Semi-Detached
£119,950

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We are delighted to offer to the market with no onward chain; this deceptively spacious semi detached house with three bedrooms & additional loft space situated pleasantly on Moorside Crescent, within the popular, family orientated location of Fishburn. This impressive home has been exceptionally well maintained throughout, boasts spacious rooms & is the ideal purchase for young families/first time buyers. 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 Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside & benefits further from gas central heating via a 2022 re-fitted combi boiler & double glazing throughout. In brief, this well proportioned residence comprises: Entrance into a spacious lounge (measuring 17ft approximately) with stairs to the first floor, a re-fitted kitchen/dining room with a range of fitted wall & base units, re-fitted ground floor shower room & further access through to a 1ft (approximately) conservatory which looks out onto the rear garden. The first floor landing boasts three bedrooms & stairway access to a useful loft space (measuring 11ft x 10ft approximately). Externally, the home enjoys a good sized, enclosed South-facing rear garden whilst to the front there is a gravelled driveway providing parking for several vehicles. We highly encourage thorough internal viewing in order to fully appreciate the style, space, layout & standard of this lovely property for sale.

EPC Rating: TBC
Council Tax Band: A

ENTRANCE INTO:

LOUNGE

17'1 x 11'7 (5.21m x 3.53m)

KITCHEN / DINING AREA

14'4 x 8'7 (4.37m x 2.62m)

SHOWER ROOM

7'1 x 4'0 (2.16m x 1.22m)

CONSERVATORY

12'0 x 9'8 (3.66m x 2.95m)

FIRST FLOOR LANDING

MASTER BEDROOM

14'9 x 10'7 (4.50m x 3.23m)

BEDROOM TWO

10'3 x 6'7 (3.12m x 2.01m)

BEDROOM THREE

7'5 x 6'7 (2.26m x 2.01m)

LOFT SPACE

11'9 x 10'5 (3.58m x 3.18m)

EXTERNALLY

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Super-fast 80Mbps*

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.
£1872.19

p.a

Energy Rating: D

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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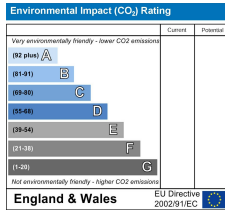
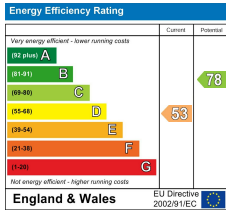
Approximate Gross Internal Area
829 sq ft - 77 sq m
(Excluding Conservatory)



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. 2024



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