



Moorside Crescent, Fishburn, TS21 4DJ
2 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 Sedgfield, 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)

FAMILY BATHROOM

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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Dedicated Property Manager

Moorside Crescent, Fishburn, TS21 4DJ

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (31-39)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (31-39)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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