



St. Catherine Close, Fishburn, TS21 4BW
4 Bed - House - Detached
£245,000

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Positioned within this highly sought after, family oriented location of Fishburn; it is with pleasure that we offer to the market this stunning, detached family home with four bedrooms situated on St Catherine Close. An absolute credit to its current owner; this deceptively spacious property has been extended to the rear elevation & would be the ideal purchase for the larger family. This tastefully decorated home boasts modern style living; has easy access to all of the local amenities offered in & around the immediate area itself & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside.

This well proportioned property boasts double glazing & gas central heating throughout & briefly comprises: Welcoming entrance hallway with stairs to the first floor, a lovely light, spacious lounge with bay window to the front elevation, a spectacular kitchen/diner/family room (measuring 18ft approximately) which has a range of fitted wall & base units, two sets of French doors to rear & further access to a useful utility room, ground floor wc & internal access to garage. The first floor landing boasts four good sized bedrooms; (the master having an en-suite bathroom) & a re-fitted shower room. Externally, the property enjoys a good sized, enclosed, South-West facing garden to the rear, whilst to the front, there is a block paved driveway with ample vehicle parking & access to the single garage which measures 18ft (approximately).

Thorough internal inspection comes highly recommended in order to fully appreciate the style, size, quality, standard & layout of this impressive home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE HALLWAY

LOUNGE
17'9 x 13'11 (5.41m x 4.24m)

OPEN-PLAN KITCHEN/DINER/FAMILY ROOM
18'9 x 17'1 (5.72m x 5.21m)

UTILITY ROOM
10'1 x 9'0 (3.07m x 2.74m)

GROUND FLOOR CLOAKS/WC

FIRST FLOOR LANDING

MASTER BEDROOM
13'7 x 8'9 (4.14m x 2.67m)

EN-SUITE BATHROOM
8'8 x 7'3 (2.64m x 2.21m)

BEDROOM TWO
11'11 x 10'4 (3.63m x 3.15m)

BEDROOM THREE
10'3 x 10'2 (3.12m x 3.10m)

BEDROOM FOUR
8'0 x 7'9 (2.44m x 2.36m)

SHOWER ROOM
8'8 x 7'3 (2.64m x 2.21m)

EXTERNALLY

SINGLE GARAGE
18'1 x 8'11 (5.51m x 2.72m)



OUR SERVICES

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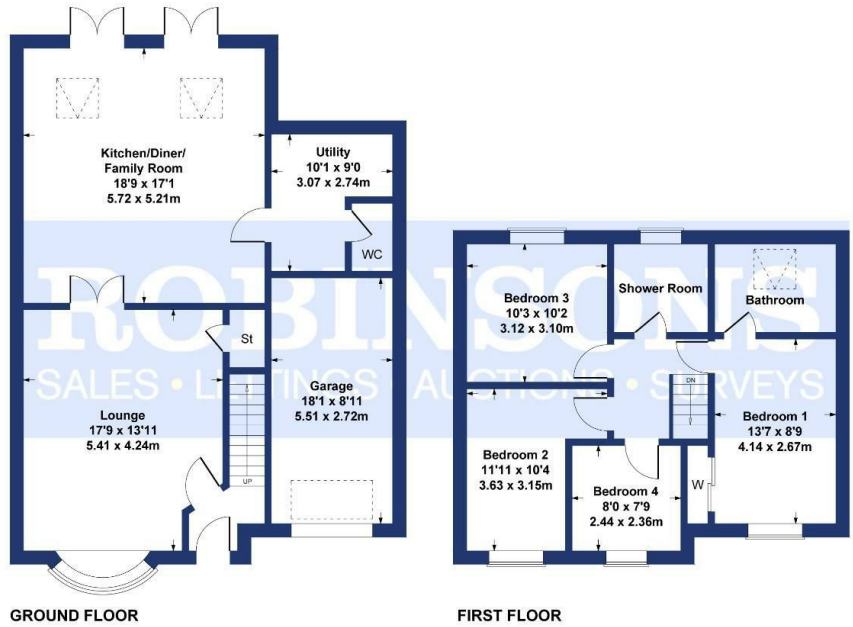
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Catherine Close, Fishburn, TS21 4BW

Approximate Gross Internal Area
1513 sq ft - 141 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		68	79

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			
England & Wales			

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