



**Beechwood Road, Fishburn, TS21 4EP**  
**2 Bed - House - Semi-Detached**  
**£75,000**

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We are thrilled to offer to the market with no onward chain, this deceptively spacious semi detached house with two double bedrooms, positioned pleasantly within the popular, residential location of Beechwood Road, Fishburn. This impressive property has been a loving family home for many years & whilst it does require some internal modernisation, is the perfect purchase for clients seeking a property that they can 'put their own stamp' on. Having easy access to all of the local amenities offered in & around the area itself, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to Durham City, Darlington & Teeside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned residence comprises: Welcoming entrance hallway with stairs to the first floor, lounge with window to front elevation, an impressive kitchen/dining area (measuring 18ft approximately) with a range of fitted wall & base units & further access through to a useful utility room. The first floor landing boasts two double bedrooms (one of which could comfortably be converted into two separate bedrooms by a new owner) & a shower room. Externally, the home enjoys a well maintained, enclosed garden to the rear with an open aspect garden area to the front. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & potential of this lovely property for sale.

EPC Rating: C  
Council Tax Band: A  
FREEHOLD

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

12'3 x 11'10 (3.73m x 3.61m)

#### **KITCHEN / DINING AREA**

18'3 x 11'10 (5.56m x 3.61m)

#### **SIDE LOBBY**

#### **UTILITY AREA**

6'8 x 5'8 (2.03m x 1.73m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

18'3 x 10'10 (5.56m x 3.30m)

#### **BEDROOM TWO**

11'9 x 10'3 (3.58m x 3.12m)

#### **BATHROOM**

7'5 x 6'0 (2.26m x 1.83m)

#### **EXTERNALLY**







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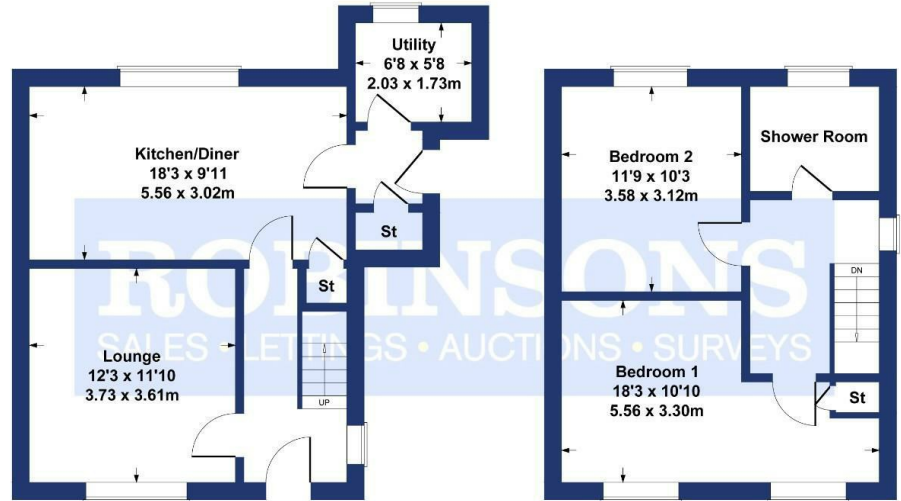
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Beechwood Road, Fishburn, TS21 4EP

Approximate Gross Internal Area  
898 sq ft - 83 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		
105-91	B		
89-85	C		
75-65	D		
55-54	E		
45-39	F		
1-20	G		
Not energy efficient - higher running costs			
		72	88

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
101-91	B		
89-80	C		
75-65	D		
55-54	E		
45-39	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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