

Millfield Road, Fishburn, TS21 4DP  
3 Bed - House - Semi-Detached  
£80,000

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We are delighted to offer to the market this impressive semi detached house with three bedrooms positioned pleasantly within the popular, family orientated location of Millfield Road, Fishburn. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teeside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. Located away from the actual road & next to a leafy green area the property offers a placid corner plot. In brief, this well proportioned residence comprises: entrance hallway with stairs to the first floor, spacious lounge with window to front elevation, dining room & access through to a kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms (the master bedroom with fitted cupboards) & a family bathroom with modern three piece suite. Externally the property boasts a gravelled front garden with additional lawned area to the side & a block paved rear yard which is accessible for parking for two cars, also present are two storage sheds which have been integrated into the accommodation of the property. We thoroughly recommend full internal inspection in order to fully appreciate the style, layout & space of this impressive home for sale.

**BATHROOM**

5'2" x 6'11" (1.57 x 2.12 (1.55 x 2.11))

**EXTERNALLY**

EPC Rating: D  
Council Tax Band: A  
FREEHOLD

**GROUND FLOOR****ENTRANCE HALLWAY**

12'4" x 5'7" (3.77 x 1.70 (3.76 x 1.68))

**LOUNGE**

12'4" (not including bay) x 12'2" (not including bay) (3.77 (not including bay) x 3.70 (3.76 (not including bay)))

**DINING ROOM**

8'10" x 8'7" (8'9" x 8'6") (2.68 x 2.61 (2.67 x 2.59))

**KITCHEN**

8'10" x 9'3" (2.70 x 2.83 (2.69 x 2.82))

**STORAGE ROOM**

7'5" x 6'1" (2.25 x 1.86 (2.24 x 1.85))

**FIRST FLOOR LANDING****MASTER BEDROOM**

12'11" x 9'7" (3.94 x 2.92)

**BEDROOM TWO**

8'7" x 12'6" (8'6" x 12'5") (2.61 x 3.80 (2.59 x 3.78))

**BEDROOM THREE**

7'4" x 8'5" (2.24 x 2.57)



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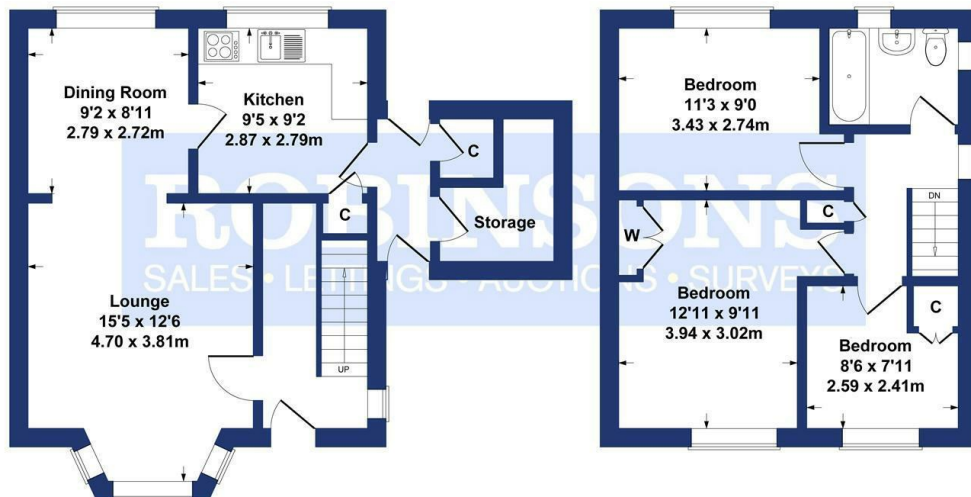
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Millfield Road

Approximate Gross Internal Area  
934 sq ft - 87 sq m



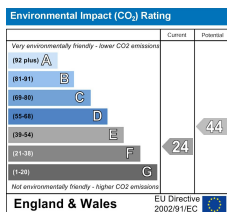
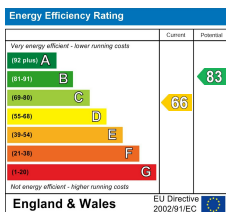
GROUND FLOOR

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. 2019



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