



**Glebe Close, Fishburn, TS21 4DE**  
**4 Bed - House - Detached**  
**£175,000**

**ROBINSONS**  
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Positioned within this popular cul-de-sac location; we are delighted to offer for sale with no onward chain; this deceptively spacious detached house with four bedrooms, situated pleasantly on Glebe Close. This impressive residence would be the perfect purchase for young families/first time buyers & benefits from gas central heating via a combi boiler & double glazing throughout. Having easy access to all of the local amenities offered in the immediate area itself, the property is only 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. In brief, this well proportioned home comprises: welcoming entrance hallway with stairs to the first floor, a 16ft lounge (approximately) with window to front elevation, dining room with French doors to the rear garden, kitchen with a range of fitted wall & base units & a useful ground floor cloaks/wc. The first floor landing boasts four bedrooms (with en-suite shower room to the master bedroom) & a family bathroom with modern three piece suite. Externally, the home enjoys an excellent sized, enclosed garden to the rear which is largely laid to lawn, whilst to to the front, there is a single garage with ample driveway parking. We thoroughly recommend internal inspection in order to fully appreciate the style, layout & space offered within this beautiful home for sale.

**FAMILY BATHROOM****EXTERNALLY****SINGLE GARAGE****FREEHOLD**

Council Tax Band: D

EPC Rating: C

**ENTRANCE HALWAY****LOUNGE**

16'4 x 10'5 (4.98m x 3.18m)

**DINING ROOM**

13'4 x 9'0 (4.06m x 2.74m)

**BREAKFASTING KITCHEN**

13'3 x 13'1 (4.04m x 3.99m)

**GROUND FLOOR CLOAKS / WC****FIRST FLOOR LANDING****MASTER BEDROOM**

15'6 x 10'8 (4.72m x 3.25m)

**EN-SUITE SHOWER ROOM****BEDROOM TWO**

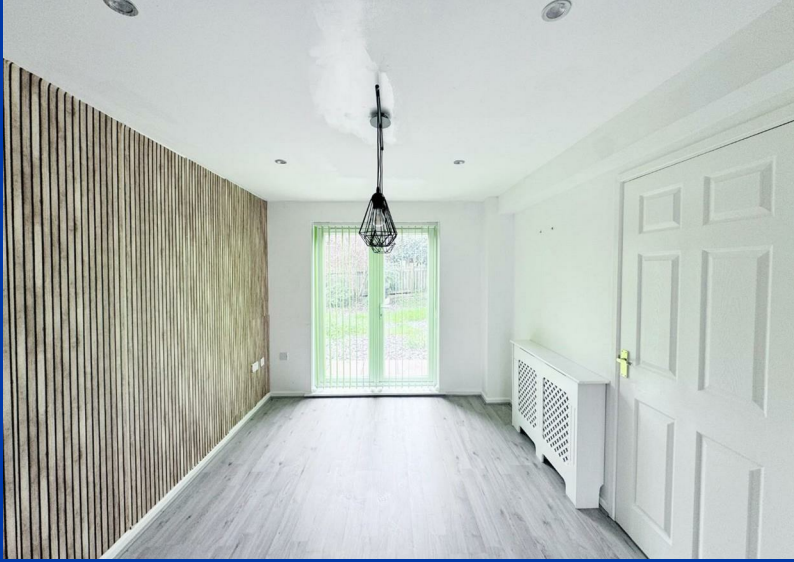
15'7 x 8'2 (4.75m x 2.49m)

**BEDROOM THREE**

10'2 x 7'5 (3.10m x 2.26m)

**BEDROOM FOUR**

9'10 x 7'6 (3.00m x 2.29m)



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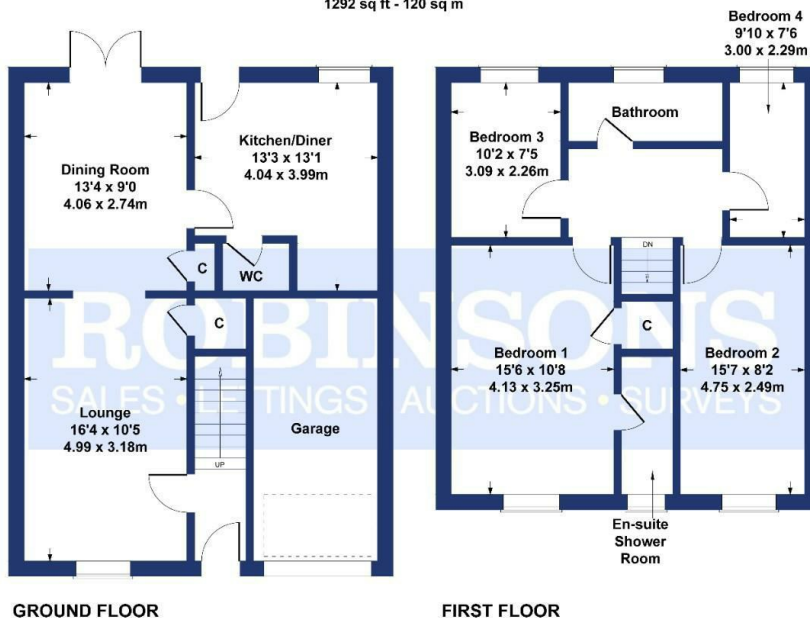
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Glebe Close, Fishburn, TS21 4DE

Approximate Gross Internal Area  
1292 sq ft - 120 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
82-65	D		
69-54	E		
55-49	F		
45-39	G		
Not energy efficient - higher running costs			
		74	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
102-91	B		
89-80	C		
82-65	D		
69-54	E		
55-49	F		
45-39	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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