

**Sycamore Road, Fishburn, TS21 4EX**  
**2 Bed - House - Semi-Detached**  
**£89,950**

**ROBINSONS**  
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Boasting a spectacular sized, enclosed garden to the rear; we are pleased to offer to the market this deceptively spacious semi detached house with two double bedrooms pleasantly positioned within the popular, family orientated location of Sycamore Road, Fishburn. This impressive residence would be the perfect purchase for young families/first time buyers or those looking to downsize. Having easy access to all of the local amenities offered in & around the immediate area, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. In brief, the property comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge (measuring 12ft approximately) with window to front elevation, open-plan kitchen/dining area with a range of fitted wall & base units & access to the rear garden. The first floor landing boasts two double bedrooms & family bathroom with three piece suite. Externally, the property enjoys an enclosed garden to the rear which is largely laid to lawn, whilst the front provides driveway parking. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this impressive property for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**LOUNGE**  
12'0 x 11'11 (3.66m x 3.63m)

**KITCHEN / DINING AREA**  
18'3 x 7'3 (5.56m x 2.21m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'3 x 11'0 (3.73m x 3.35m)

**BEDROOM TWO**  
11'8 x 8'6 (3.56m x 2.59m)

**BATHROOM**  
6'2 x 5'1 (1.88m x 1.55m)

#### **EXTERNALLY**



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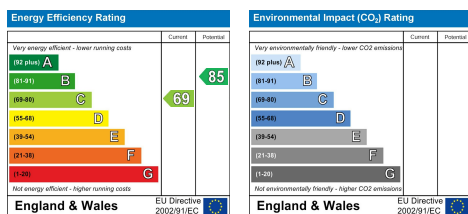
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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