



Sedgefield Terrace, Fishburn, TS21 4AE
3 Bed - House - Mid Terrace
Offers Over £35,000

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It is with pleasure that we offer to the market with no onward chain this deceptively spacious terraced house with three bedrooms positioned pleasantly on Sedgefield Terrace within the popular, family orientated location of Fishburn. This impressive residence has been a loving family home for many years & whilst it does require full internal modernisation; is the perfect purchase for clients seeking a property which they can 'put their own stamp' on. Having easy access to all of the local amenities offered in & around Fishburn itself, 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. In brief, the property itself comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge (measuring 13ft approximately) with window to front elevation, kitchen with a range of wall & base units & access to rear & ground floor bathroom. The first floor landing boasts three bedrooms. Externally, the property enjoys an exceptionally well maintained, enclosed garden to front whilst an enclosed yard is positioned to the rear. We encourage thorough internal inspection in order to fully appreciate the style, space & potential of this well proportioned property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
13'10 x 13'1 (4.22m x 3.99m)

KITCHEN
11'0 x 8'6 (3.35m x 2.59m)

BATHROOM
6'11 x 5'11 (2.11m x 1.80m)

FIRST FLOOR LANDING

MASTER BEDROOM
17'2 x 9'6 (5.23m x 2.90m)

BEDROOM TWO
11'0 x 8'4 (3.35m x 2.54m)

BEDROOM THREE
10'4 x 8'4 (3.15m x 2.54m)

EXTERNALLY



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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m ² A		
100-90kWh/m ² B			
95-85kWh/m ² C			
90-80kWh/m ² D			
85-75kWh/m ² E			
80-65kWh/m ² F			
75-60kWh/m ² G			
Not energy efficient - higher running costs	1-20kWh/m ²		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh/m ² A		
100-90kWh/m ² B			
95-85kWh/m ² C			
90-80kWh/m ² D			
85-75kWh/m ² E			
80-65kWh/m ² F			
75-60kWh/m ² G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh/m ²		
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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