



Front Street, Fishburn, TS21 4AA
3 Bed - House - End Terrace
£159,995

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An absolute credit to its current owners; we offer to the market this deceptively spacious end-terraced house; built approximately in the 1940's, with three bedrooms situated pleasantly on Front Street, within the highly sought after, family orientated location of Fishburn. 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 networks leading to Durham City, Darlington & Teesside & benefits from gas central heating & double glazing throughout. This property has been a loving family home & has undergone recent improvements which include a 2023 re-fitted kitchen, 2023 re-fitted carpets/flooring, a recently part-boarded loft & is the ideal purchase for families seeking space & a touch of authenticity with its high ceilings & spacious rooms. In brief, this tastefully decorated residence comprises: Welcoming entrance hallway with stairs to the first floor, a 15ft (approximately) lounge with bay window to front elevation, separate dining room with bay window to rear elevation, an extended, 2023 re-fitted kitchen with a range of fitted wall & base units & access to rear garden. To the first floor, there are three bedrooms (two of which are double) & family bathroom. Externally, there is a good sized, extremely well maintained enclosed garden to the rear with access to a detached single garage (measuring 17ft approximately), whilst the front is open aspect. We highly recommend thorough internal inspection in order to fully appreciate the style, layout, standard, charm & character of this stunning property for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
14'3 x 12'3 (4.34m x 3.73m)

DINING ROOM
15'6 x 12'1 (4.72m x 3.68m)

KITCHEN
18'9 x 7'10 (5.72m x 2.39m)

FIRST FLOOR LANDING

MASTER BEDROOM
15'2 x 10'11 (4.62m x 3.33m)

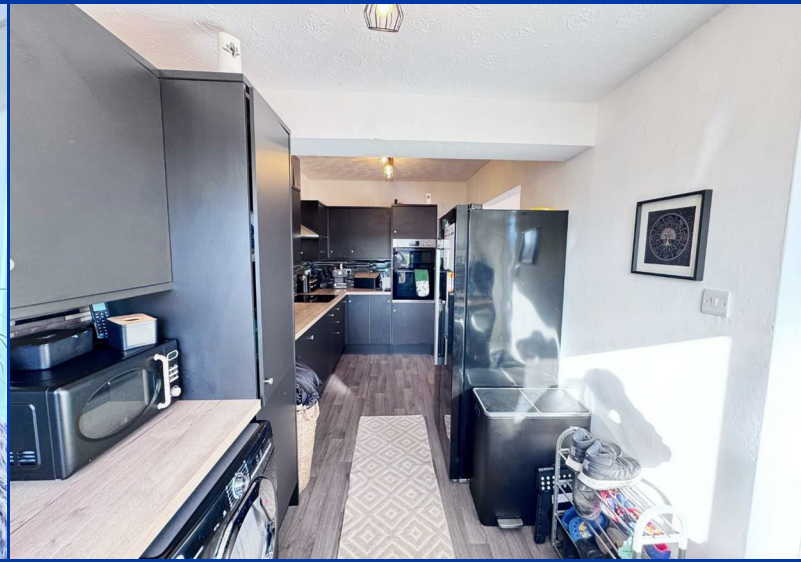
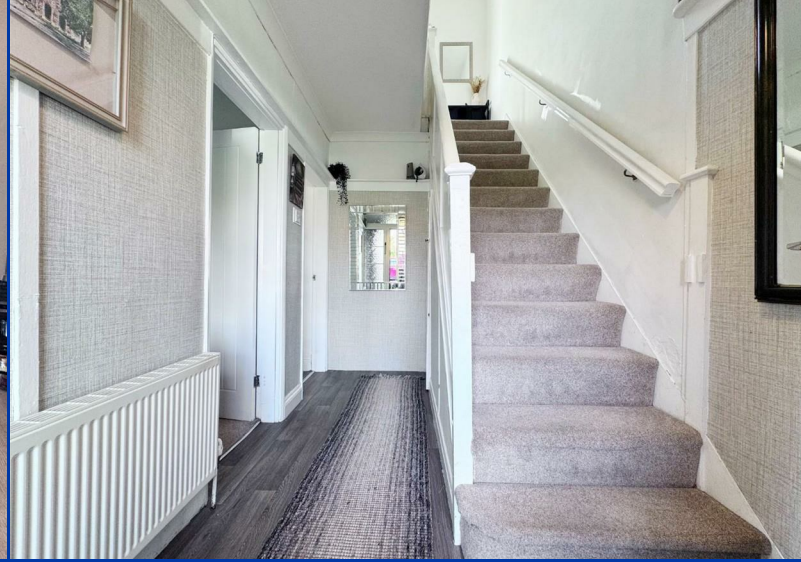
BEDROOM TWO
12'10 x 9'8 (3.91m x 2.95m)

BEDROOM THREE
8'5 x 6'7 (2.57m x 2.01m)

BATHROOM
7'10 x 5'5 (2.39m x 1.65m)

EXTERNALLY

DETACHED SINGLE GARAGE
17'7 x 9'3 (5.36m x 2.82m)



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Strategic Marketing Plan

Dedicated Property Manager

Front Street, Fishburn, TS214AA

Approximate Gross Internal Area
1289 sq ft - 120 sq m



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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ 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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