

**Salvin Terrace, Fishburn, TS21 4AG**  
**3 Bed - House - Mid Terrace**  
**£69,950**

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We are thrilled to offer to the market with no onward chain this deceptively spacious three bedroom terraced house situated on Salvin Terrace within the popular residential area of Fishburn. This is the ideal opportunity for the young family/first time buyers or buy-to-let investors to acquire this well proportioned home which benefits from gas central heating & double glazing throughout. Having easy access to all of the local amenities within the immediate area, the property is within a short drive to the neighbouring village of Sedgefield & has excellent links to all major road links leading to Durham City, Darlington & Teesside. The property itself briefly comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with window to front elevation, kitchen/dining area with a range of fitted wall & base units & access into a useful lobby/utility area with further access to rear. The first floor landing boasts three sized bedrooms (two of which are double) & a family bathroom with three piece suite. Externally, there is a good sized garden to the front, whilst a maintainable enclosed yard lies to the rear with decking. Thorough internal inspection is essential in order to fully appreciate the style, layout & size of this well proportioned property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

**LOUNGE**  
14'11 x 13'4 (4.55m x 4.06m)

**KITCHEN/DINING AREA**  
15'3 x 8'6 (4.65m x 2.59m)

**UTILITY ROOM**  
5'8 x 4'11 (1.73m x 1.50m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
13'7 x 10'0 (4.14m x 3.05m)

**BEDROOM TWO**  
10'0 x 10'0 (3.05m x 3.05m)

**BEDROOM THREE**  
9'10 x 6'11 (3.00m x 2.11m)

**BATHROOM**  
6'10 x 5'11 (2.08m x 1.80m)

#### **EXTERNALLY**



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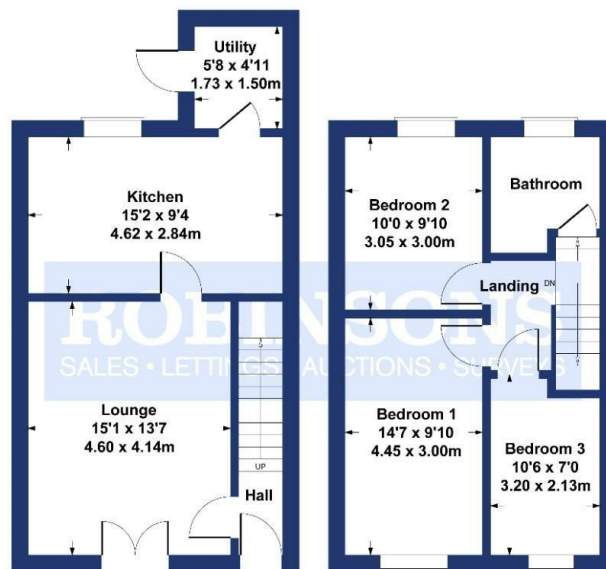
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Strategic Marketing Plan

Dedicated Property Manager

## Salvin Terrace, Fishburn

Approximate Gross Internal Area  
786 sq ft - 73 sq m



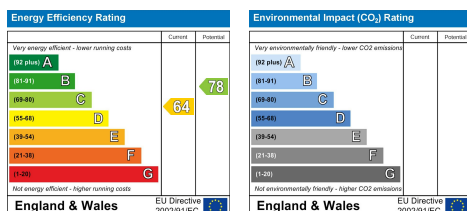
GROUND FLOOR

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. 2025



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