

Park View, Fishburn, TS21 4AX
3 Bed - House - Terraced
£70,000

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We are thrilled to offer to the market with no onward chain; this deceptively spacious three bedroom terraced house on Park View, within the highly popular, family orientated location of Fishburn. This is an excellent opportunity for the young family/first time buyer or buy-to-let investor to acquire a well proportioned home 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 Sedgfield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, the property comprises: Welcoming entrance lobby, spacious lounge (measuring 14ft x 14ft approximately) with bay window to front elevation, separate dining room with stairs to the first floor, kitchen with a range of fitted wall & base units & further access to a ground floor bathroom. The first floor landing boasts three bedrooms & a separate shower room. Externally, the property enjoys an enclosed yard to rear whilst a small courtyard is situated at the front. We thoroughly recommend full internal inspection in order to fully appreciate the style, size & layout of this impressive residence for sale.

FREEHOLD
EPC Rating: E
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
14'11 x 14'11 (4.55m x 4.55m)

DINING ROOM
14'11 x 10'4 (4.55m x 3.15m)

KITCHEN
11'9 x 7'3 (3.58m x 2.21m)

BATHROOM
7'3 x 6'2 (2.21m x 1.88m)

FIRST FLOOR LANDING

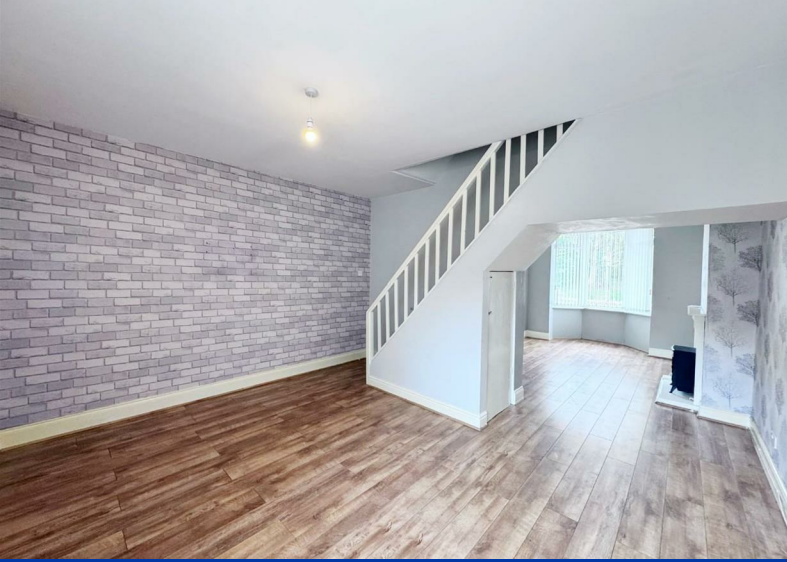
MASTER BEDROOM
13'2 x 7'9 (4.01m x 2.36m)

BEDROOM TWO
12'8 x 9'11 (3.86m x 3.02m)

BEDROOM THREE
9'4 x 5'1 (2.84m x 1.55m)

SHOWER ROOM
6'11 x 4'10 (2.11m x 1.47m)

EXTERNALLY



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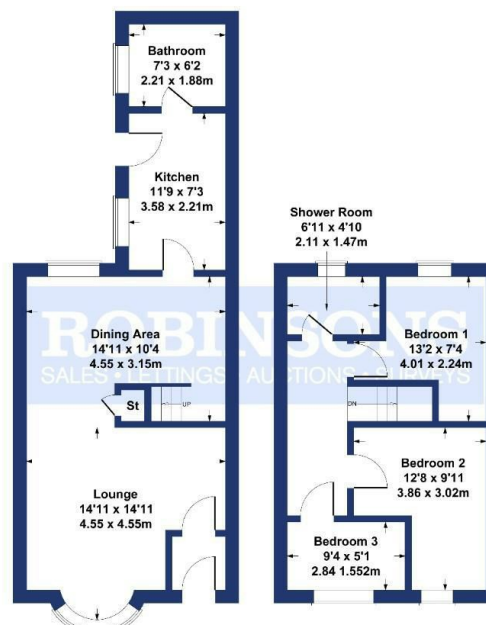
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Park View, Fishburn, TS21 4AX

Approximate Gross Internal Area
847 sq ft - 79 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (21-38)	
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 (49-54)	
F (39-48)	
G (21-38)	
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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