



St. Catherine Close, Fishburn, TS21 4BW
3 Bed - House - Semi-Detached
£165,000

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Nestled pleasantly within the highly desirable location of St Catherine Close, Fishburn, we are delighted to present to the market this exceptionally well presented three bedroom semi detached house. This deceptively spacious residence has been a loving home for many years & is the perfect purchase for growing families/first time buyers. Having easy access to all of the immediate amenities offered in & around the area 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 & benefits further from gas central heating & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance lobby into a 23ft (approximately) lounge/dining area which spans the depth of the property & has a feature log burner & French doors to rear elevation, inner lobby with stairs to the first floor & access into the garage & a kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms (two of which are double) & an impressive family bathroom with four piece suite. Externally, the home enjoys a lovely sized, enclosed garden to the rear which is largely laid to lawn with patio area whilst an additional garden area is situated to the front, with driveway providing vehicle parking & further access to a single garage. Rarely do semi detached properties on this highly sought after, family orientated estate become available & we highly recommend thorough internal inspection in order to fully appreciate the style, size, layout & quality of this beautiful home for sale.

SINGLE GARAGE

16'7 x 9'4 (5.05m x 2.84m)

Freehold
EPC Rating: TBC
Council Tax Band: B

ENTRANCE LOBBY**LOUNGE / DINING AREA**

23'3 x 10'10 (7.09m x 3.30m)

INNER LOBBY**KITCHEN**

10'7 x 9'4 (3.23m x 2.84m)

FIRST FLOOR LANDING**MASTER BEDROOM**

12'11 x 9'1 (3.94m x 2.77m)

BEDROOM TWO

11'5 x 10'0 (3.48m x 3.05m)

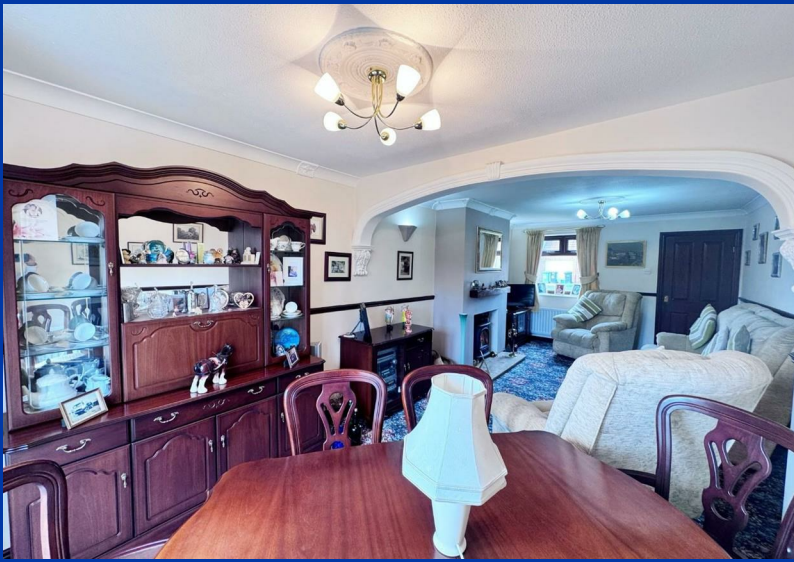
BEDROOM THREE

8'10 x 7'10 (2.69m x 2.39m)

FAMILY BATHROOM

8'9 x 8'0 (2.67m x 2.44m)

EXTERNALLY



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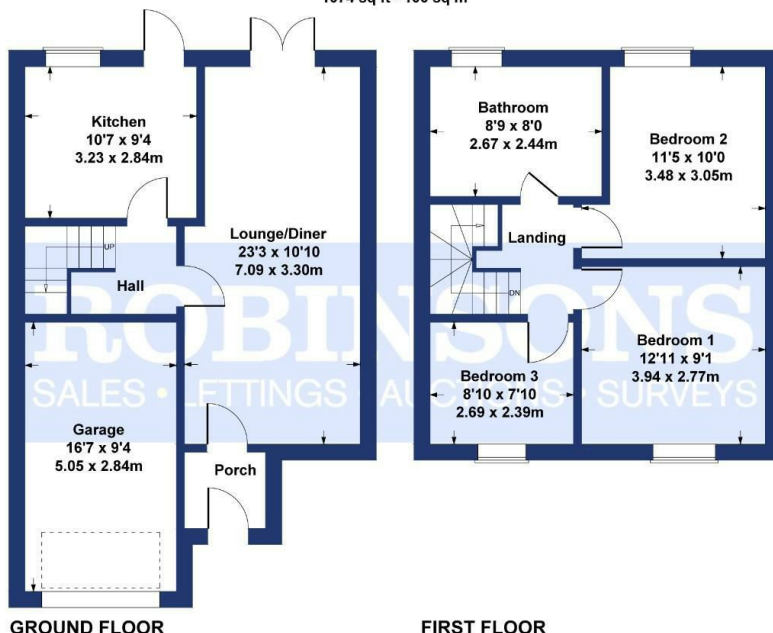
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Catherine Close, Fishburn, TS21 4BW

Approximate Gross Internal Area
1074 sq ft - 100 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		
105-91	B		
89-85	C		
75-84	D		
59-64	E		
43-58	F		
17-42	G		
Not energy efficient - higher running costs			
England & Wales		67	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
102-91	B		
89-80	C		
75-64	D		
59-54	E		
43-38	F		
17-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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