



Moorside Crescent, Fishburn, TS21 4DN
2 Bed - House - Semi-Detached
£124,950

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Thoroughly upgraded & modernised; we are delighted to offer to the market with no onward chain, this outstanding, extended semi detached house with two double bedrooms situated pleasantly on Moorside Crescent, within the highly sought after, family orientated location of Fishburn. This remarkable residence has undergone refurbishment in recent years to include a re-fitted kitchen/dining area, re-fitted bathroom & re-fitted double glazing. Having easy access to all of the local amenities Fishburn itself has to offer, 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. This is an ideal opportunity for young families, first time buyers or those looking to downsize to acquire this tastefully decorated home which is 'move-in ready' & presented to the highest standard. In brief, the property itself comprises: Welcoming entrance lobby with stairs to the first floor, lovely lounge with window to front elevation, a stunning re-fitted kitchen/dining area with a range of fitted wall & base units & access to rear. The first floor landing boasts two double bedrooms & the beautiful re-fitted family bathroom with modern three piece suite. Externally, the property occupies an impressive plot to the front with lawned area, driveway & access to a detached single garage whilst an enclosed, paved patio area is positioned to the rear. This is an exquisite residence & we thoroughly recommend full internal inspection in order to appreciate the style, quality, layout & standard of property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
14'9 x 12'4 (4.50m x 3.76m)

KITCHEN / DINING AREA
18'3 x 7'3 (5.56m x 2.21m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'4 x 11'9 (3.76m x 3.58m)

BEDROOM TWO
11'7 x 8'5 (3.53m x 2.57m)

BATHROOM

EXTERNALLY

DETACHED SINGLE GARAGE



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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. 2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
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		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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