



**Regent Terrace, Fishburn, TS21 4DQ**  
**2 Bed - House - Mid Terrace**  
**£54,950**

**ROBINSONS**  
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Offered to the market with no onward chain; we are delighted to present this deceptively spacious terraced house with two double bedrooms situated pleasantly on Regent Terrace within the highly sought after, family orientated area of Fishburn. This impressive home would be the perfect purchase for the young family or buy-to-let investor. With easy access to all of the immediate amenities offered in & around Fishburn itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links & bus routes & benefits further from gas central heating via a combi boiler & double glazing throughout. This well proportioned property briefly comprises: Entrance lobby through to a welcoming entrance hallway with stairs to first floor, a 13ft (approximately) lounge with bay window to front elevation, separate dining room, kitchen with a range of fitted wall & base units & further access through to a useful utility room & ground floor cloaks/wc. The first floor landing boasts two double bedrooms. Externally, the property has an enclosed yard to rear. We highly encourage thorough internal inspection in order to fully appreciate the size, layout & potential of property for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: A

#### **ENTRANCE LOBBY**

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

13'4 x 12'5 (4.06m x 3.78m)

#### **SEPARATE DINING ROOM**

12'3 x 12'2 (3.73m x 3.71m)

#### **KITCHEN**

11'10 x 7'6 (3.61m x 2.29m)

#### **UTILITY AREA**

8'2 x 7'2 (2.49m x 2.18m)

#### **GROUND FLOOR CLOAKS / WC**

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

15'0 x 11'5 (4.57m x 3.48m)

#### **BEDROOM TWO**

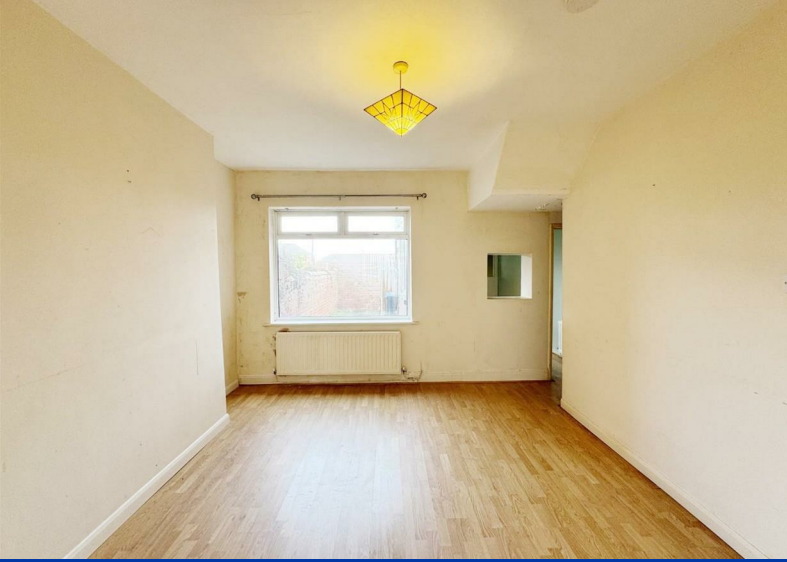
12'3 x 8'9 (3.73m x 2.67m)

#### **BATHROOM**

11'8 x 7'6 (3.56m x 2.29m)

#### **EXTERNALLY**







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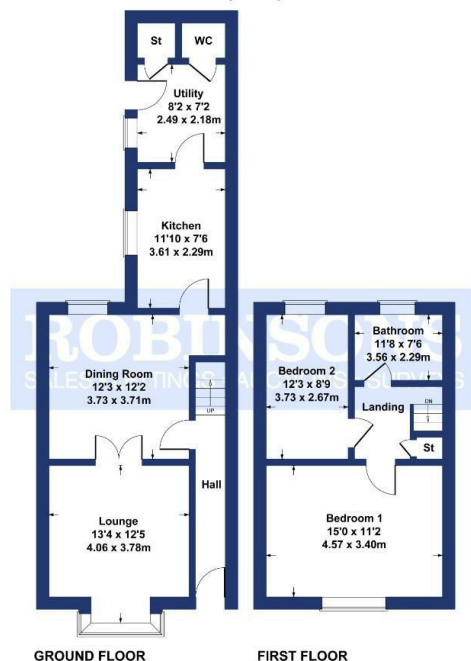
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Regent Terrace, Fishburn, TS21 4DQ

Approximate Gross Internal Area  
913 sq ft - 85 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		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		70	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-99)	B		
(80-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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